



## 5A COLLEGE PLACE BRIGHTON, BN2 1HN

SHARE OF FREEHOLD

Beautifully presented ground floor apartment with delightful west facing garden and no onward chain.

This fantastic apartment has been modernised throughout and benefits from a recent extension creating a magnificent space with a flexible layout. The accommodation comprises; good sized lounge, double bedroom, modern bathroom with vaulted ceiling and impressive kitchen/ living area opening onto the rear garden. There is a clever addition of attractive bi folding doors, allowing the open plan area to be divided, creating a private room/ study/ guest bedroom area.

The location will appeal to many with popular shops, cafes and restaurants on your doorstep in Kemp Town Village along with easy access in the City centre and Brighton mainline station - providing regular and direct links to London. Brighton seafront is also only moments away.

# Nicholas James

SALES LETTINGS AUCTIONS





NJ

# 5A College Place

Approximate Gross Internal Area = 61.3 sq m / 660 sq ft

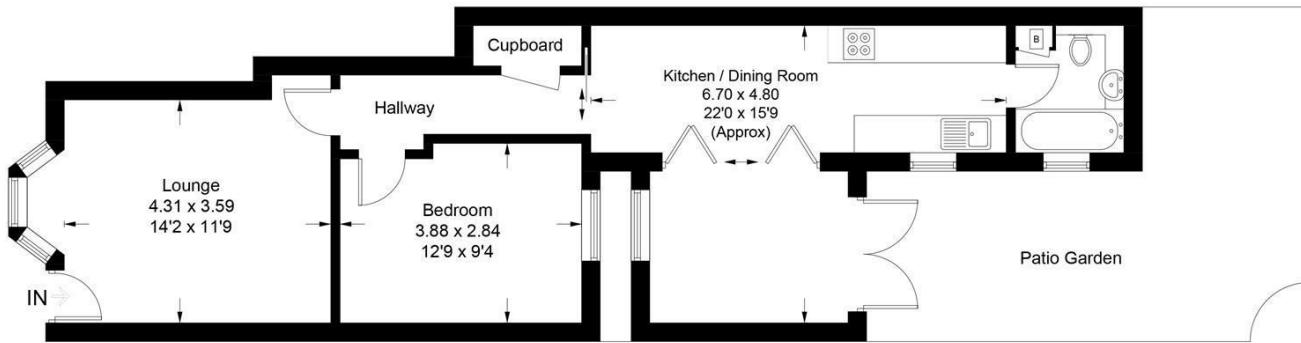


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230397)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**Nicholas James**

SALES LETTINGS AUCTIONS