



Asking Price
£650,000
Freehold

St. Georges Road, Brighton

- DEVELOPMENT OPPORTUNITY
- HIGHLY SOUGHT AFTER KEMPTOWN LOCATION
- PLANNING PERMISSION GRANTED TO CONVERT INTO FIVE BEDROOM HOUSE
- FOUR BATHROOMS & ROOF TERRACE TO REAR
- EARLY VIEWING RECOMMENDED

Robert Luff & Co are delighted to bring to market this perfect development opportunity located in the heart of Kemptown on St Georges Road. Kemp Town Village is famed for its boutique shops, artisan food shops and eateries. Just a stones throw away you will find Brighton seafront with its array of activities, bars and restaurants.

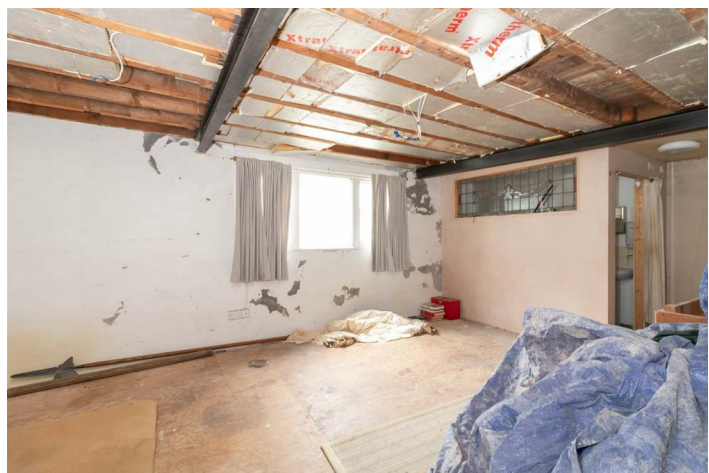
Planning permission granted for a five bedroom, four bathroom family home with private south facing roof terrace.

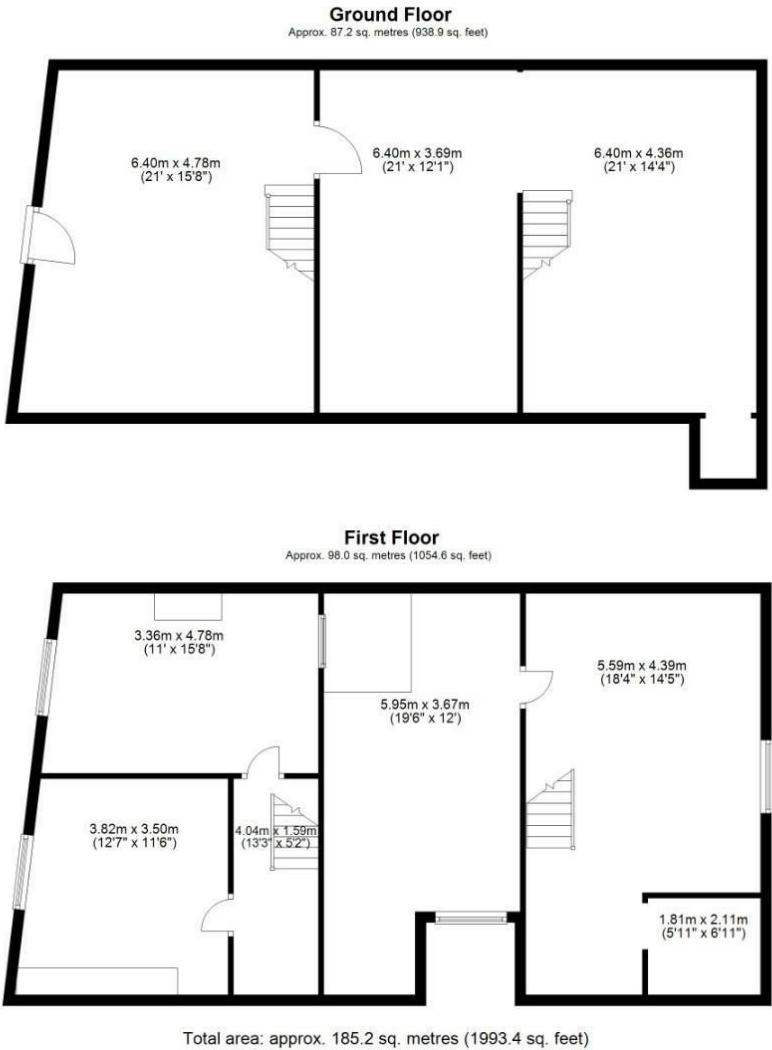
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Accommodation





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.