



## 9 CAMDEN TERRACE BRIGHTON, BN1 3LR

LUXURY FURNISHED 3/4 BED DETACHED HOUSE, CITY CENTRE BRIGHTON. Company Let's Welcome!

A beautifully refurbished detached 3 bed, 2 reception rooms or 4 bed 1 reception room, 3 bath home in a quiet city centre terrace, just moments from Brighton Station and North Laines. Finished and furnished to a very high specification throughout, it's the perfect mix of period charm and modern luxury.

- Bespoke Kitchen with Miele appliances
- Karndean flooring and wool carpet
- 3 luxury bathrooms ( 2 en suite)
- Sash windows
- Open plan kitchen lounge diner.
- Landscaped garden with solid oak borders and premium composite decking.

This hidden gem is located on Camden Terrace, a peaceful twitten in the City Centre, within the West Hill Conservation Area. It really is the perfect spot to enjoy all the City has to offer with popular independent shops, cafes and restaurants just around the

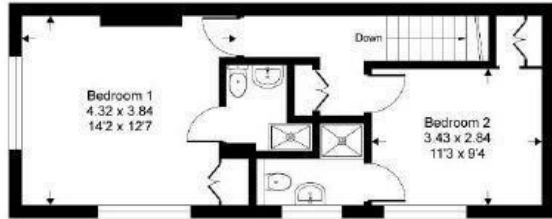
# Nicholas James

SALES LETTINGS AUCTIONS

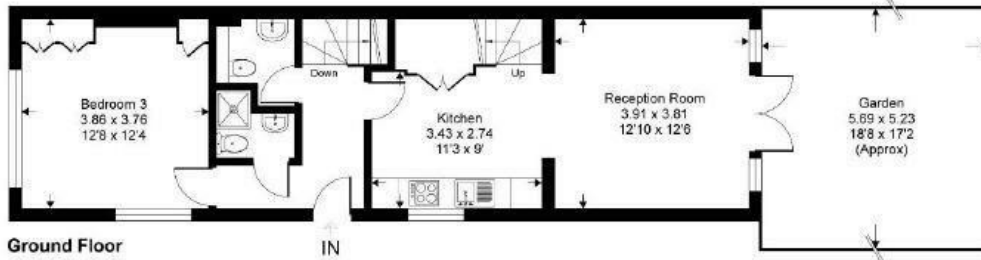




**Camden Terrace, BN1**  
 Approximate Gross Internal Area = 107 sq m / 1156 sq ft

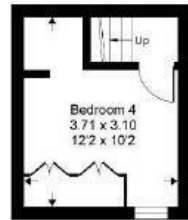


First Floor



Ground Floor

IN



Lower Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
			EU Directive 2002/91/EC
			<b>85</b>
		<b>73</b>	

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**

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