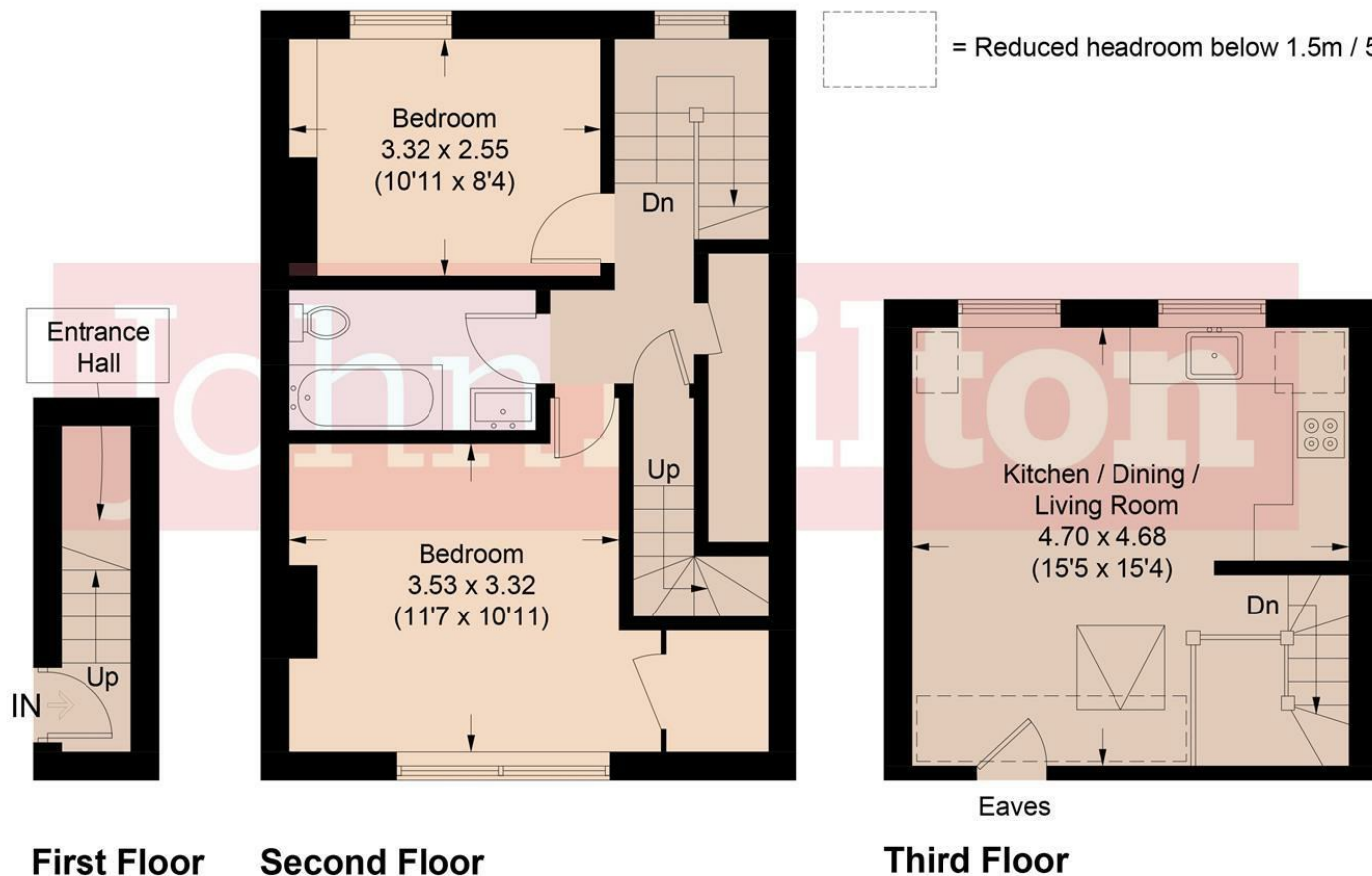


Egremont Place, Brighton, BN2 0GA

Approximate Gross Internal Area = 64.2 sq m / 691 sq ft



Total Area Approx 691.00 sq ft



Flat 3, 28 Egremont Place, Brighton, BN2 0GA

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £250,000-£260,000
Leasehold - Share of Freehold

Flat 3, 28 Egremont Place Brighton BN2 0GA

*** GUIDE PRICE £250,000-£260,000 ***

Two Double Bedroom Maisonette with
Sea Views | Queens Park District

- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- 999-YEAR LEASE

A well-positioned two double bedroom maisonette arranged over the second and third floors, situated on a desirable tree-lined street in Brighton's sought-after Queens Park district.

Enjoying a particularly convenient location close to the entrance of Queens Park, with a lovely café positioned on the neighbouring corner and just moments from Brighton seafront, the property is also within easy reach of the popular Kemp Town Village.

The accommodation includes a West-facing open-plan living, dining and kitchen area, creating a bright and sociable living space which also takes in far-reaching sea views, together with two good-sized double bedrooms, bathroom, and useful storage throughout.

Having been owned by the same family for many decades, the property now offers an exciting opportunity for a new owner to make their own mark. While perfectly liveable, there is exciting scope for cosmetic enhancement and improvement, making this an ideal first-time purchase with the potential to personalise the accommodation over time.



- Sought-After Queens Park District
- NO ONWARD CHAIN
- Share of Freehold
- 999-Year Lease
- Sea Views
- Upper Maisonette
- Two Double Bedrooms
- Open-Plan Living Space
- Adjacent to Queens Park
- Moments from Seafront

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		
England & Wales	EU Directive 2002/91/EC	
	67	74

Council Tax Band: **B**