



Curwen Place, Brighton, BN1 6UH

£1,400



- Niceley Presented Top Floor Flat
- South Facing Lounge
- Kitchen With Appliances
- Gas Hating
- Close to Preston Park Station

- Well Managed Estate
- Two Double Bedrooms
- Electric Shower
- Unfurnished
- Access to A23

Curwen Place, Brighton, BN1 6UH

£1,400



Summary

Welcome to this charming purpose-built flat located in the vibrant area of Curwen Place, Brighton. This delightful property features two spacious double bedrooms both with a small balcony, making it an ideal choice for couples or two sharers.

The flat has a south facing lounge. The modern kitchen is equipped with essential appliances. The bathroom is thoughtfully designed, featuring a shower over the bath, ensuring convenience for your daily routines.

Situated conveniently close to the A23, this property offers excellent transport links, making it easy to explore the wider area or commute to work. Brighton's vibrant culture, shops, and seafront are easy to reach by bus, allowing you to enjoy all that this lively city has to offer.

In summary, this flat in Curwen Place presents a wonderful opportunity for comfortable living in a sought-after location. With its modern amenities and proximity to key transport routes, it is a property not to be missed.

Entrance Hall

Useful built in storage cupboards. Door entry-phone handset.

Lounge

14 x 13 (4.27m x 3.96m)

Lovely bright spacious room. Wood effect flooring.

Kitchen

10 x 7 (3.05m x 2.13m)

Good selection of white hi-gloss effect wall & base units. Appliances include- Washing Machine. Fridge Freezer. Dishwasher. Gas Hob & Extractor.

Bedroom 1

13 x 10 (3.96m x 3.05m)

Spacious double bedroom with access to South facing balcony.

Bedroom 2

13 x 9 (3.96m x 2.74m)

Good sized double bedroom with access to balcony

Bathroom

Modern white fitted suite incorporating- bath with shower over. WC. Vanity unit with wash basin. Part tiled walls, window.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

