



Guide Price
£575,000
Freehold

Spring Street, Brighton

- A BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED HOME
- CLOSE PROXIMITY TO LOCAL AMENITIES AND BRIGHTON STATION
- SEPARATE KITCHEN
- HIGHLY SOUGHT AFTER LOCATION
- EAST FACING REAR GARDEN
- LOG BURNER

*** GUIDE PRICE £575,000 - £600,000 ***

Robert Luff & Co are delighted to bring to market this beautifully presented three double bedroom terraced house ideally situated in Spring Street. Located in the heart of Brighton with Western Road at the bottom of the road with its array of shops, restaurants and bars, and Brighton Seafront with its promenades and beaches. Also within walking distance is Seven Dials, St Ann's Well Gardens, North Laines, Churchill Square Shopping Centre and Brighton station is only 10 minutes walk away.

Accommodation offers; Separate fitted kitchen, through living/dining area, an outstanding family bathroom, three double bedrooms and a East facing rear garden.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Lounge/Diner 20'1 x 14 (6.12m x 4.27m)

Kitchen 9'9 x 6'2 (2.97m x 1.88m)

Bedroom One 14 x 10'10 (4.27m x 3.30m)

Bathroom

Bedroom Two 13 x 10'10 (3.96m x 3.30m)

Bedroom Three 9'2 x 8'10 (2.79m x 2.69m)

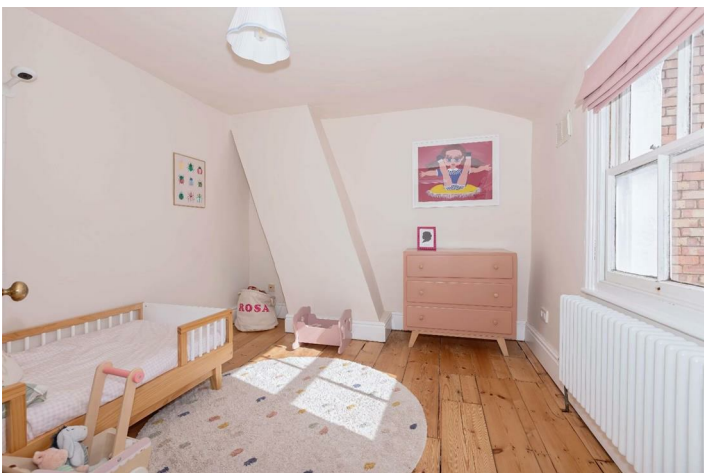
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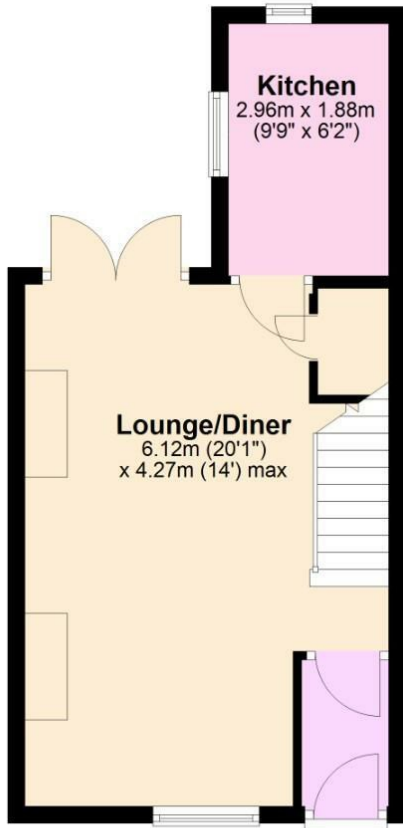
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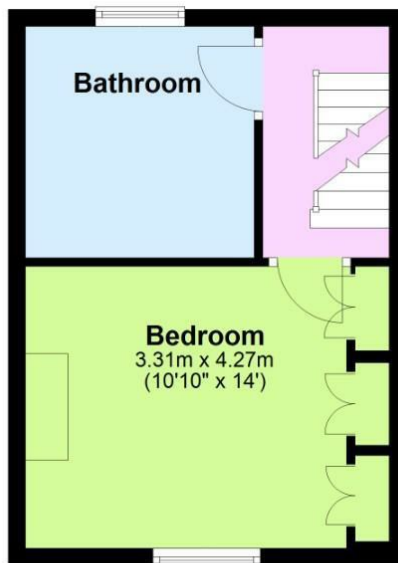
Ground Floor

Approx. 31.9 sq. metres (343.3 sq. feet)



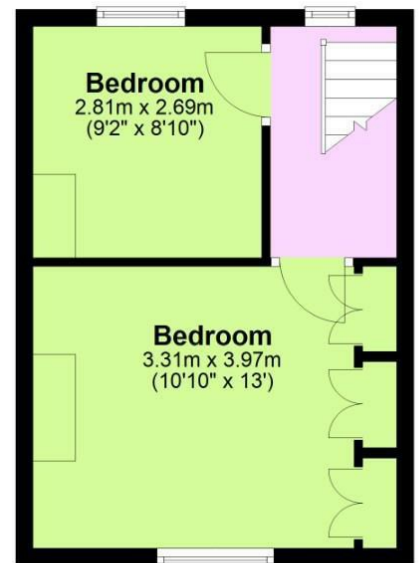
First Floor

Approx. 26.1 sq. metres (281.3 sq. feet)



Second Floor

Approx. 26.1 sq. metres (281.3 sq. feet)



Total area: approx. 84.2 sq. metres (905.9 sq. feet)

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	

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

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.