



**Brambledean Road  
Brighton, BN41 1LP**

**FERMERS**





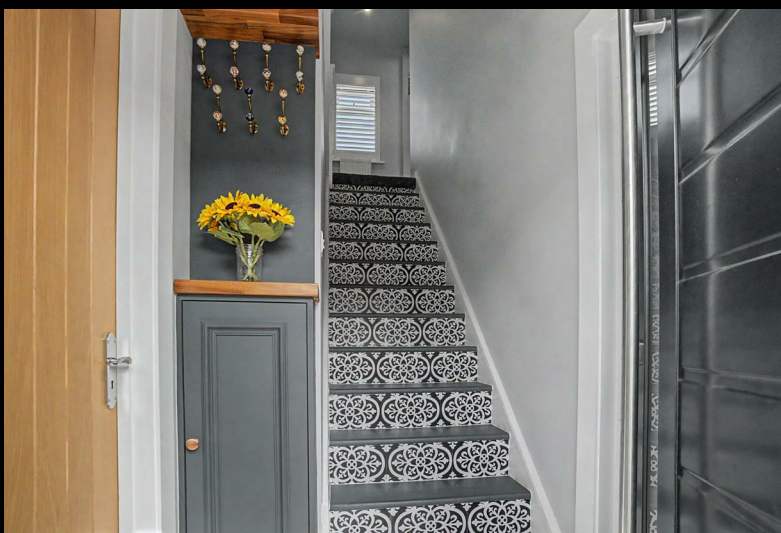
5  
3  
1



TENURE  
Freehold

EPC RATING

COUNCIL TAX BAND



| 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 |           |







# Brambledean Road

**FERMERS**

**BRAMBLEDEAN ROAD**

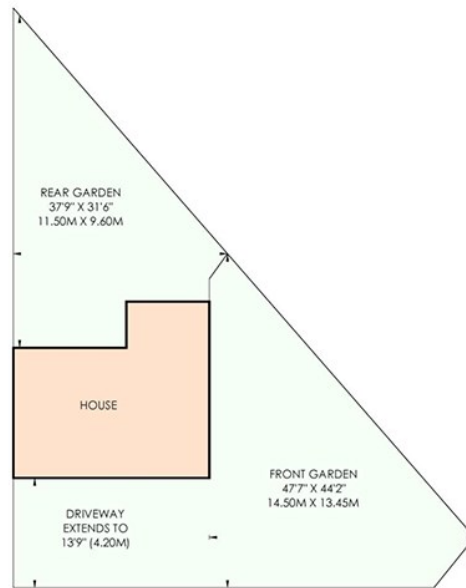
BRIGHTON

**APPROXIMATE GROSS INTERNAL AREA**

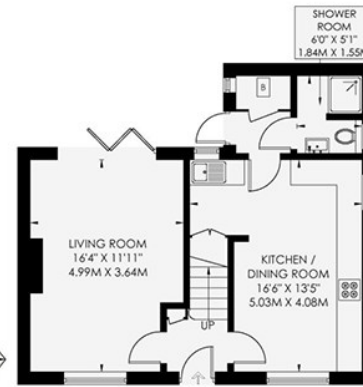
120.6 sq m / 1298 sq ft

**INCLUDING LIMITED USE AREA OF**

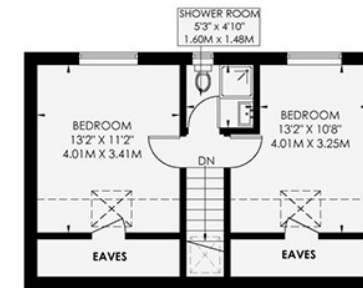
14.6 sq m / 157 sq ft



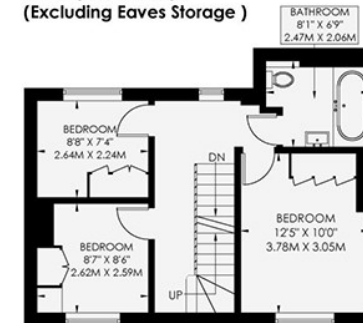
Site Plan



Ground Floor  
45.9 sq m / 494 sq ft



Second Floor  
32.5 sq m / 350 sq ft  
(Excluding Eaves Storage)



First Floor  
42.2 sq m / 454 sq ft

**FERMERS**

## OFFICE ADDRESS

67 Queen Victoria Avenue  
Hove  
East Sussex  
BN3 6XA

## OFFICE DETAILS

01273 541 177  
sales@fermers.co.uk  
www.Fermers.co.uk

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