



**GOLDIN
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**FOR
SALE**

Egremont Place, Brighton, BN2 0GB

£550,000

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£550,000

A substantial five-bedroom terraced townhouse occupying part of this attractive tree-lined residential road in central Brighton just a short short stroll to the seafront. Viewing highly recommended.





Rooms & Sizes

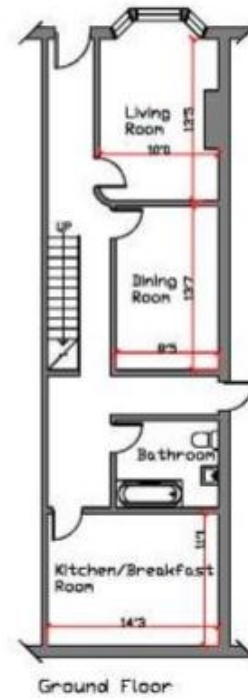
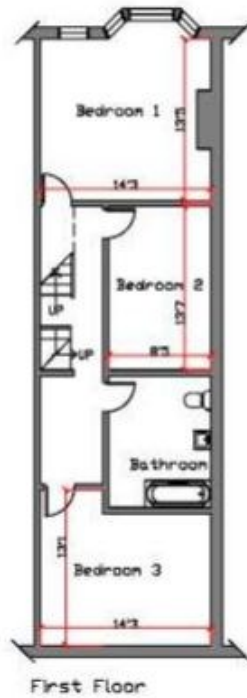
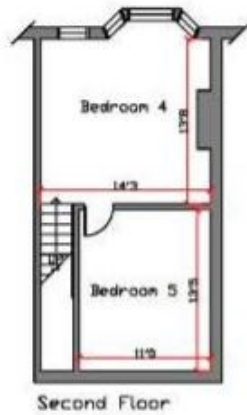
Living Room: 13' 5" x 10'
Dining Room: 13' 7" x 9' 5"
Kitchen/Diner: 14' 3" x 11' 7"
Bathroom
Bedroom: 14' 3" x 13' 5"
Bedroom: 13' 7" x 9' 5"
Bathroom
Bedroom: 14' 3" x 13' 1"
Bedroom: 14' 3" x 13' 8"
Bedroom: 13' 5" x 11'

Further Information

Arranged over three floors, the accommodation comprises on the ground floor an entrance hallway with parquet flooring, living room with period kickbacks, dining room with good sized double glazed window, under stairs storage, bathroom with panelled bath with electric Triton wall mounted shower, and a recently fitted kitchen with beech effect worktops and high gloss units. To the first floor, there is a further bathroom with airing cupboard, and three double bedrooms - one of which benefitting from a large bay window letting in lots of light. From here, stairs lead up to the second floor, comprising a half landing and two further bedrooms with rooftop/sea views, as well as another large bay window and fitted storage/shelving. The property benefits from gas fired central heating, period features, double glazed windows/large sash windows, and is offered for sale in fair order throughout. Egremont Place is an attractive tree-lined, residential road, just south of Queen's Park and only ten-minute walk from the seafront. You are also only a short walk from both North Laine and Kemptown, as well as excellent local schools. There are bus stops nearby providing direct routes to Brighton station, Brighton Marina, and beyond, making this a great location for commuters.

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SELLING SOMETHING SIMILAR?

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 Call 01273 777123 or email property@goldinlemcke.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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