

PHILLIPS & STILL



- A delightful three-bedroom contemporary house
- Two Bathrooms one is en-suite to master bedroom
- Heart of Kemp Town Village close to many local amenities
- South Facing Patio
- No Onward Chain

Bloomsbury Street, Brighton, BN2 1HQ

Guide Price £500,000 - £525,000

A delightful three bedroom contemporary house located in a highly desirable area in the Kemp Town area of Brighton. The accommodation is well presented over three floors, has two bathroom and a delightful south facing patio garden. This property would make an ideal home or could even be a great investment by the sea.

Asking Price £490,000



Property Description

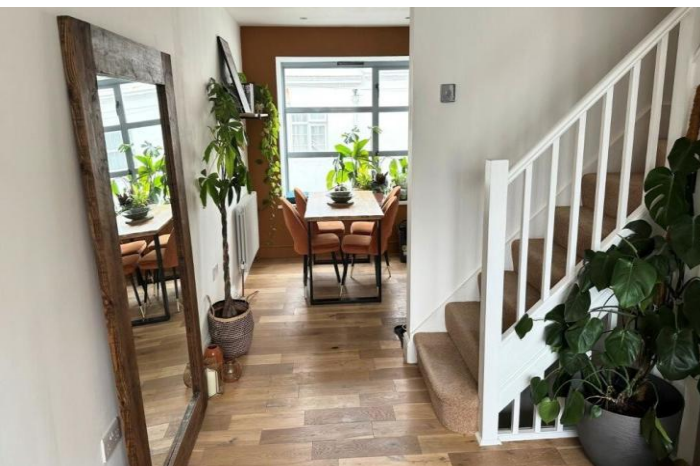
This charming three-bedroom contemporary house in Kemptown offers a perfect blend of modern living and community spirit. Nestled in the heart of the area, it boasts a private patio garden, ideal for outdoor relaxation, along with convenient bike storage.

On the ground floor, you'll find two spacious double bedrooms, complemented by a stylish modern shower room. The layout provides easy access to the patio garden, creating an inviting space for entertaining or unwinding.

The first floor features a bright and airy open-plan living room and kitchen, designed to maximize natural light, making it a welcoming hub for family and friends.

The master bedroom is situated on the second floor, complete with a generous ensuite bathroom, providing a private retreat.

Additional highlights include double glazing throughout, an efficient combination boiler controllable via smartphone, and the added benefit of being sold with no chain. This property is an excellent opportunity for both homebuyers and investors looking to embrace coastal living in a vibrant local community.



Accommodation

ENTRANCE HALL

GROUND FLOOR

BEDROOM

8' 11" x 11' 9" (2.72m x 3.58m)

SHOWER ROOM

FIRST FLOOR

KITCHEN

11' 5" x 8' 10" (3.48m x 2.69m)

LIVING ROOM

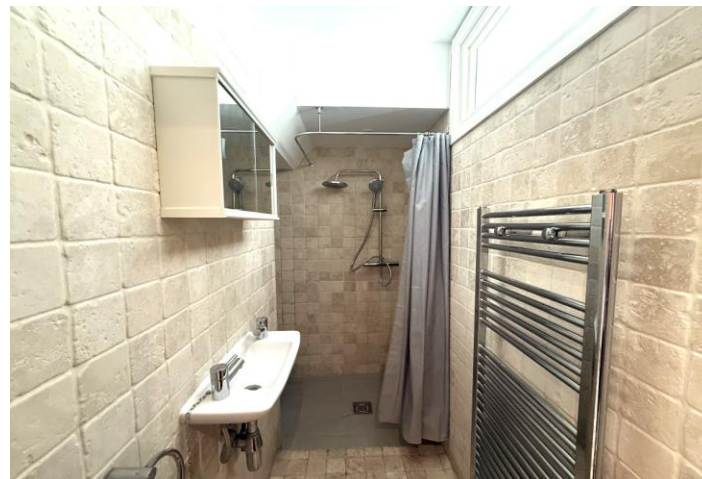
11' 9" x 9' 6" (3.58m x 2.9m)

SECOND FLOOR

BEDROOM

18' 3" x 11' 4" (5.56m x 3.45m)

ENSUITE BATHROOM

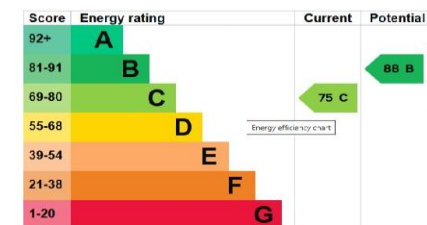




Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat: 9am - 5pm

