



2 UPPER SUDELEY STREET BRIGHTON, BN2 1HH

GUIDE PRICE £525,000 - £550,000
FREEHOLD

****For Sale by Auction 25th September**** Guide Price £525,000 - £550,000. A 4 bedroom terraced house situated in the popular area of Kemp Town, close to Royal Sussex County Hospital, the shops and cafes of St Georges Road, Brighton College and American Express. The property benefits from a garage, kitchen/diner plus separate living room, and four good size bedrooms. The property is being sold with vacant possession. For further details please contact the auctioneer. Buyers are advised to review the contents of the legal pack prior to bidding.

**Nicholas
James**

SALES LETTINGS AUCTIONS





2 Upper Sudeley Street

Approximate Gross Internal Area = 115.5 sq m / 1243 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 132.7 sq m / 1428 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1104602)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	
(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	

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

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