



32 COLLEGE PLACE

BRIGHTON, BN2 1HN

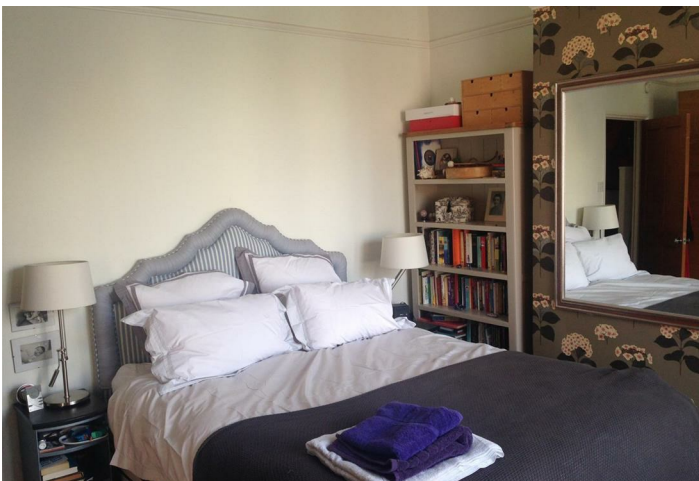
FREEHOLD

Superb bay fronted period property in this sought after Kemp Town Location. This fantastic property benefits from plenty of natural light, a lovely layout and good sized rooms, combining to create a real sense of space throughout with accommodation comprising; through lounge diner, separate kitchen, three bedrooms, bathroom and additional WC. There is a private, low maintenance rear courtyard garden. The property also benefits from the potential of converting the loft space (STC).

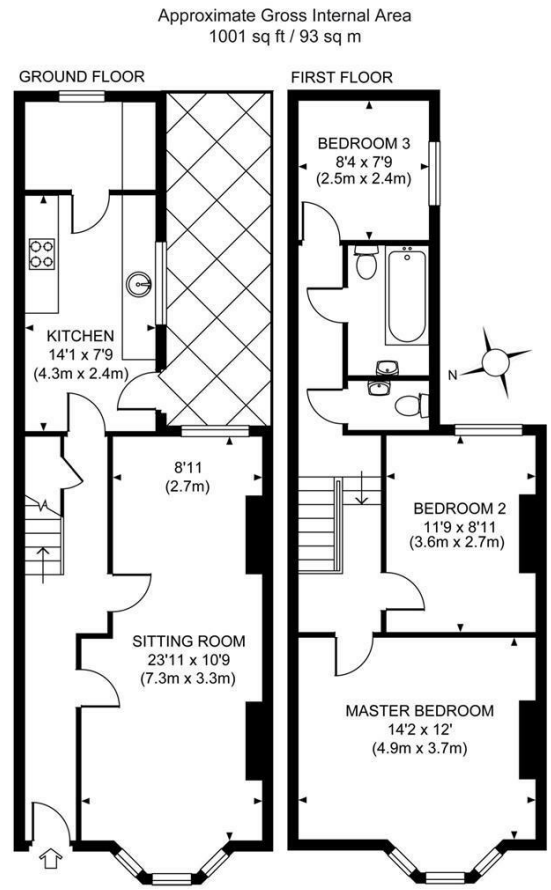
The location will appeal to many with popular shops, cafes and restaurants on your doorstep in Kemp Town Village along with easy access in the City centre and Brighton mainline station - providing regular and direct links to London. Brighton seafront is also only moments away.

**Nicholas
James**

SALES LETTINGS AUCTIONS







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(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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