



9 CAMDEN TERRACE

BRIGHTON, BN1 3LR

£800,000
FREEHOLD

Superb detached property, in the heart of the City Centre and a minutes walk from Brighton station.

This beautifully presented property benefits from bright and spacious accommodation across three floors comprising; four bedrooms, three bathrooms (two Ensuite), cloakroom, modern kitchen diner and fantastic living area opening onto the delightful rear garden. The natural light provided by sash windows throughout, lovely layout and outside areas all combine to create a real sense of space throughout.

This hidden gem is located on Camden Terrace, a peaceful twitten in the City Centre, moments from Brighton mainline station and within the West Hill Conservation Area. It really is the perfect spot to enjoy all the City has to offer with popular independent shops, cafes and restaurants just around the corner within the North Laines. Brighton seafront is within easy reach along with great transport links to surrounding areas.

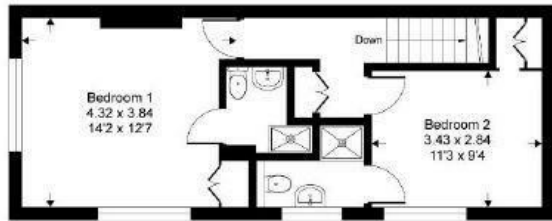
**Nicholas
James**

SALES LETTINGS AUCTIONS

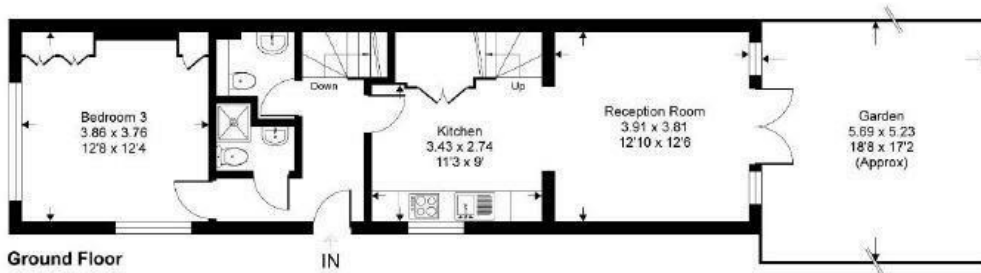




Camden Terrace, BN1
 Approximate Gross Internal Area = 107 sq m / 1156 sq ft



First Floor



Ground Floor



Lower Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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