

## 28 BLAKER STREET BRIGHTON, BN2 0JJ

FREEHOLD

Guide Price £600,000 - £625,000. Beautifully presented terraced family home in the heart of Brighton. This fantastic, recently renovated property benefits from good-sized rooms, a lovely layout, and plenty of natural light, creating a real sense of space throughout.

The accommodation briefly comprises; dual aspect through lounge/ diner, modern fitted kitchen with a semi open-plan feel, and plenty of storage space via j-pull cabinets. There are three good-sized double bedrooms - the principle located on the top floor complete with en-suite shower room and Velux windows providing far reaching rooftop views towards the sea. The large family bathroom has a walk-in shower, separate bath, and a useful cupboard housing the washing machine and Vaillant combination boiler.

The landscaped rear garden offers plenty of space for outside dining with an attractive patio area. There are some lovely features throughout including two original feature fireplaces.

Blaker Street is a standout location, quiet and yet perfectly positioned to access all the city has to offer. There are plenty of local cafes, bars, and restaurants in the immediate area of Kemptown plus the seafront and city centre are five minutes walk away. The iconic Royal Pavilion is close by, along with the vibrant North Laine. Families will have the option of some reputable local schools whilst Brighton mainline station is within walking distance, providing regular, direct links to London. Blaker Street is in parking Zone C.

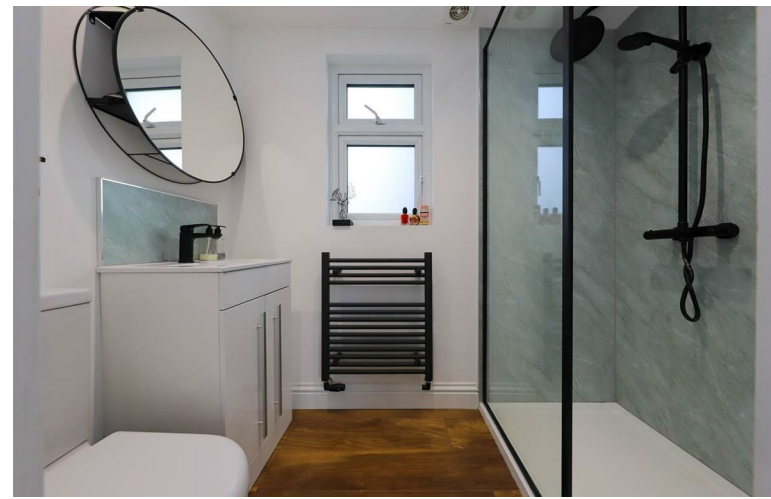
# Nicholas James

SALES LETTINGS AUCTIONS



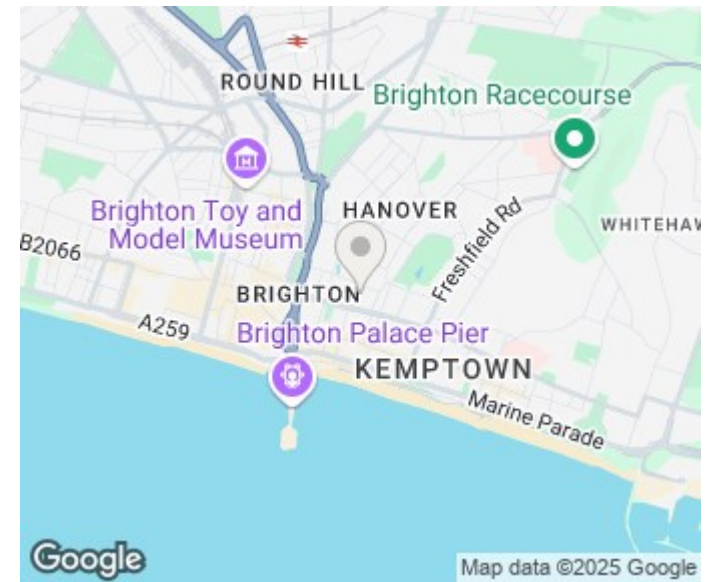








Blaker Street, Brighton, BN2 0JJ  
 Total Area: 103.8 m<sup>2</sup> ... 1117 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>87</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>70</b>               |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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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**Nicholas James**  
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