



## 2 NORFOLK TERRACE

BRIGHTON, BN1 3AD

SHARE OF FREEHOLD

Guide Price £230,000 - £250,000. Fantastic first floor apartment. Quietly located to the rear of the building with large west facing sash windows providing a pleasant outlook along with allowing for plenty of natural light throughout the apartment. The high ceilings not only creates a feeling of space it has also enabled a useful mezzanine sleeping area to be created within the living room. The spacious accommodation comprises; open plan lounge kitchen with two large sash windows and fitted shutters, good sized double bedroom and bathroom.

The location is perfect to access all the City has to offer being centrally & conveniently positioned close to popular local shops, cafes and restaurants. The City centre and seafront are within easy reach along with Brighton and Hove mainline stations providing regular and direct links to London.

Nicholas  
James

SALES LETTINGS AUCTIONS



Norfolk Terrace, Brighton, BN1 3AD

Total Area: 41.0 m<sup>2</sup> ... 442 ft<sup>2</sup> (excluding mezzanine level)  
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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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