



32 ST. NICHOLAS ROAD

BRIGHTON, BN1 3LP

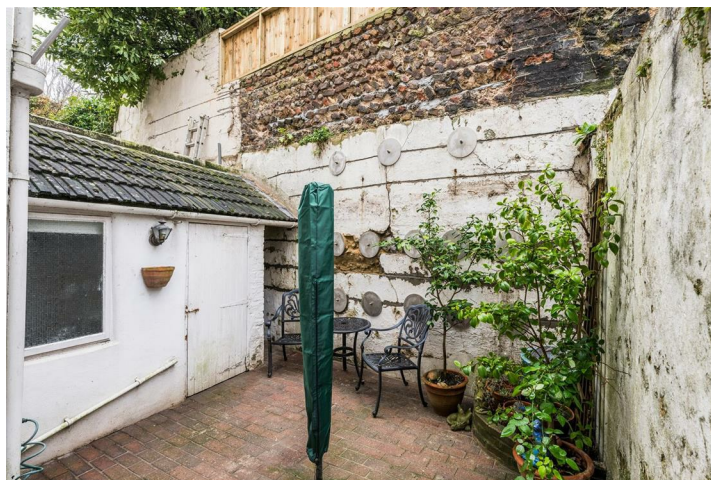
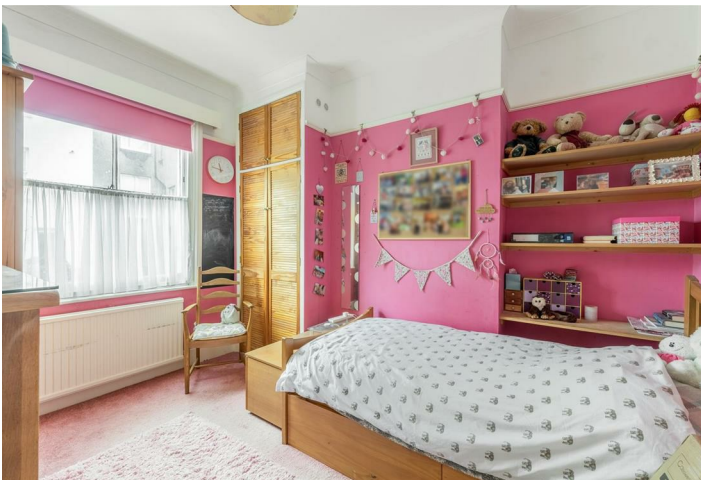
£750,000
FREEHOLD

Fantastic bay fronted property in this extremely sought after central Brighton location. Good sized rooms and plenty of natural light provide a feeling of space throughout whilst the layout allows for versatile living arrangements, currently comprising; four double bedrooms, lounge with bay windows (optional fifth bedroom), two bathrooms and impressive lower ground floor level with spacious kitchen, dining room, utility area and additional WC. To the rear is a private west facing patio area with plenty of space for outside dining.

The location will appeal to many being within easy reach of Brighton mainline station with regular and direct links to London. Popular independent shops within the North Laines are on your doorstep, whilst there is access to all the City has to offer with cafes, restaurants and amenities in all directions along with popular Schools within easy reach.

**Nicholas
James**

SALES LETTINGS AUCTIONS





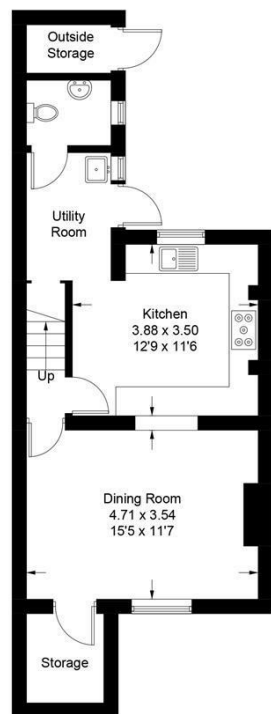
32 St. Nicholas Road, Brighton

Approximate Gross Internal Area = 158.5 sq m / 1706 sq ft

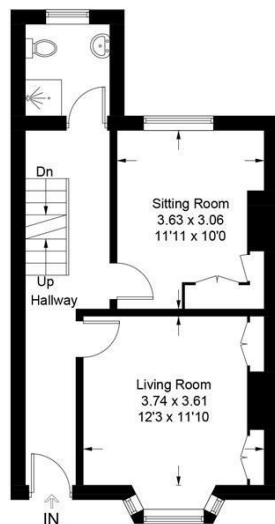
Outside Storage = 1.9 sq m / 20 sq ft

Total = 160.4 sq m / 1726 sq ft

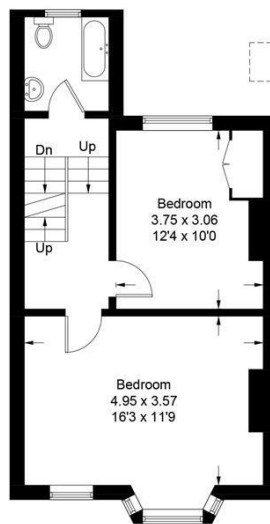
(Including Eaves)



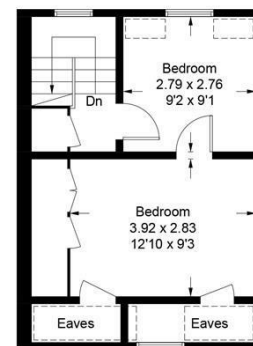
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1173263)



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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SALES LETTINGS AUCTIONS