



51 ST. PAULS STREET BRIGHTON, BN2 3HR

£450,000
FREEHOLD

Superb family home with spacious and flexible accommodation across three floors. Well presented and with plenty of natural light throughout, this lovely bay fronted property currently comprises; two double bedrooms on the first floor, family bathroom and lounge/ optional third double bedroom on the ground floor and impressive open plan kitchen living on the lower ground level opening into the rear patio garden. The property has been fitted with solar panels and triple glazed windows, and has a B rating on its energy performance certificate (EPC).

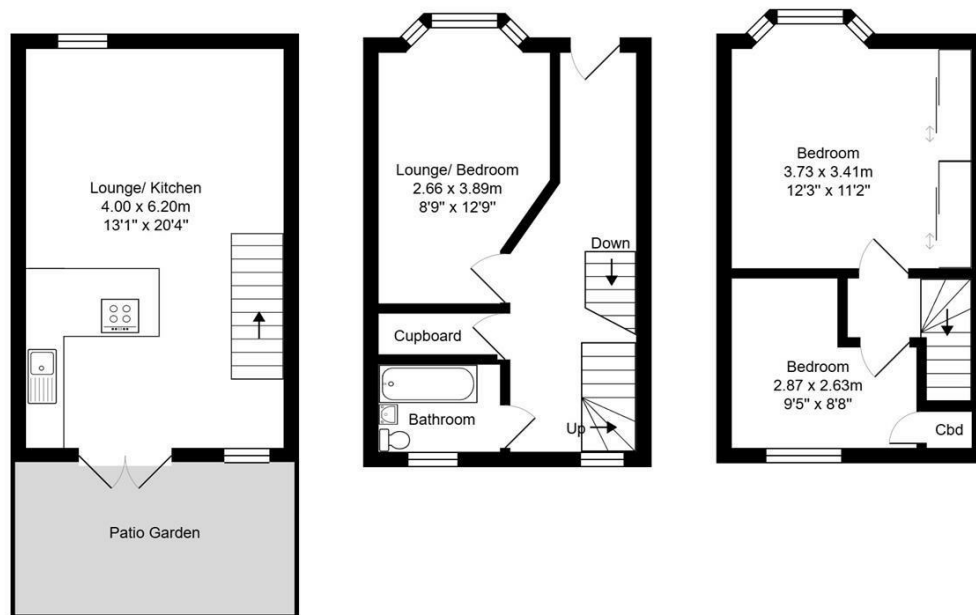
This popular location is close to local shops and cafes along with being within easy reach of the City Centre. London Road Station & Brighton mainline station offer regular links to London and surrounding areas.

**Nicholas
James**

SALES LETTINGS AUCTIONS







St Pauls Street, Brighton, BN2 3HR

Total Area: 75.0 m² ... 807 ft² Excluding Patio

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	86	87
(69-80) C		
(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

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

**Nicholas
James**

SALES LETTINGS AUCTIONS