



## 2 UPPER SUDELEY STREET BRIGHTON, BN2 1HH

£700,000  
FREEHOLD

Beautifully modernised family home in this sought after area of Kemp Town. A lovely bay fronted property with integral garage that has been impressively refurbished both internally and externally with superb attention to detail throughout. The bright and spacious accommodation comprises; on the first floor four double bedrooms, stunning family bathroom and en-suite shower room. Downstairs there is a fantastic kitchen/ breakfast room with bay windows and double doors leading through to the lounge diner creating a superb, sociable living area. There is also a separate utility room as well as a W.C. on the ground floor. The garden has been tastefully landscaped with artificial lawn and paved surround offering plenty of space for outside seating.

This popular location in Kemptown is perfect to enjoy all the City has to offer. There is a vibrant community feel with local cafes, restaurants and shops all in the immediate area. The seafront is within easy reach as is Brighton College and Hospital. This really is one of the most sought after locations in the City and it is easy to see why. A viewing is highly recommended.

**Nicholas  
James**

SALES LETTINGS AUCTIONS











## 2 Upper Sudeley Street

Approximate Gross Internal Area = 133.6 sq m / 1438 sq ft  
(Including Garage)

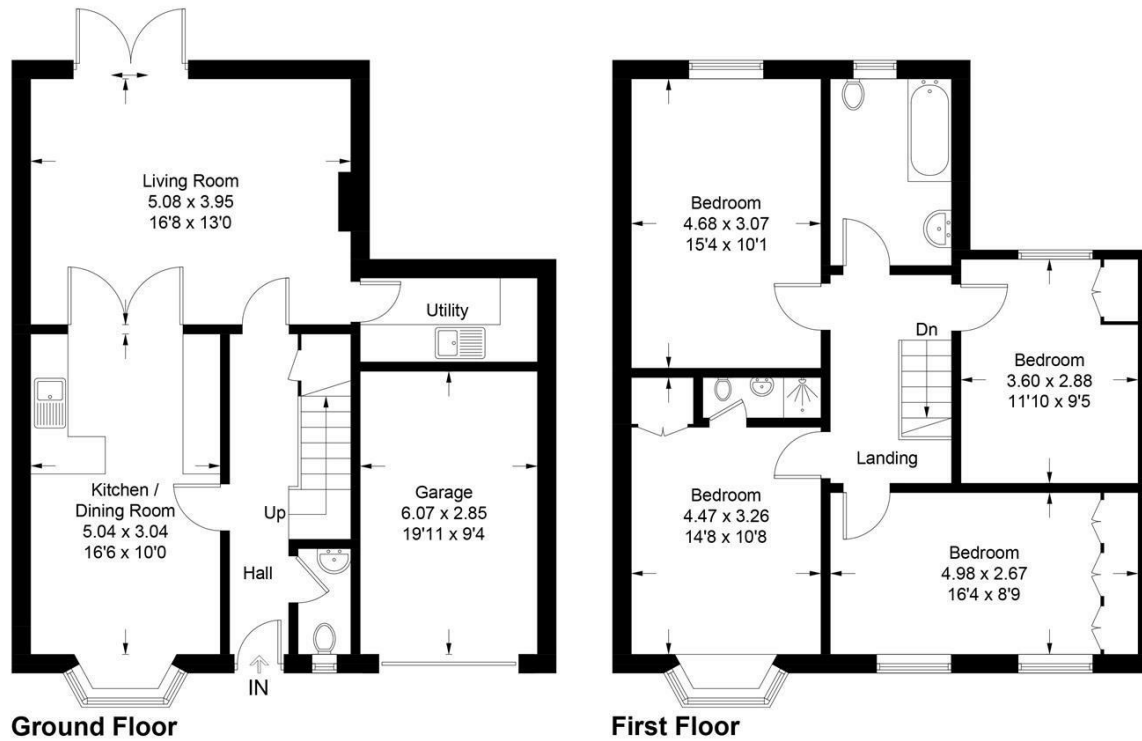


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1104602)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

74

84

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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