



45 CARLYLE STREET BRIGHTON, BN2 9XU

FREEHOLD

Guide Price £450,000 - £475,000. Fantastic bay fronted terrace house. This lovely property benefits from good sized rooms, nice layout and plenty of natural light all combining to create a real sense of space throughout. The well presented accommodation comprises; through lounge diner with two feature fireplaces, separate kitchen, two double bedrooms and good sized bathroom. Outside there is a low maintenance rear patio garden.

The location will appeal to many, offering access to surrounding amenities and good local schools whilst the seafront is within easy reach. Brighton mainline station is approximately 1 mile away providing regular and direct link to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS





45 Carlyle Street

Approximate Gross Internal Area = 83.8 sq m / 902 sq ft

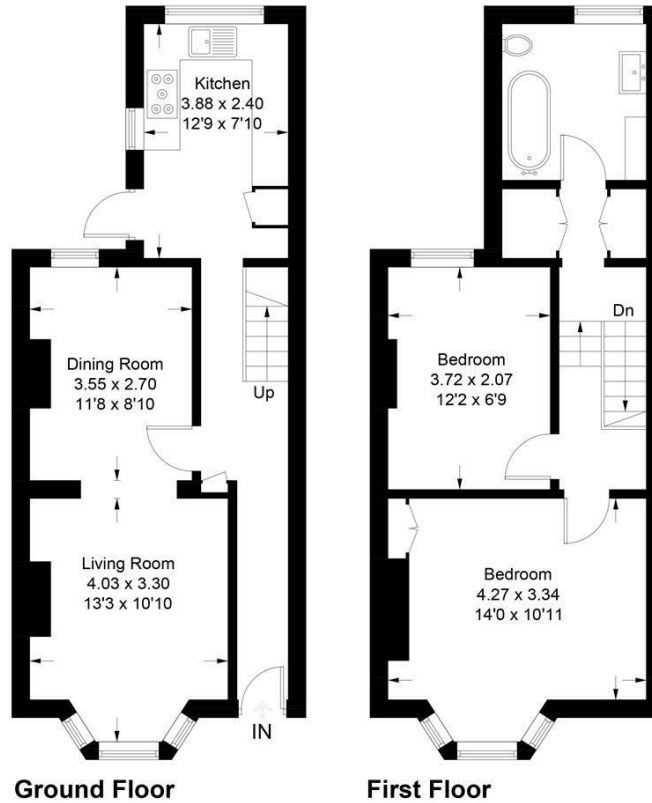


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253674)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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

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