



## 43 TEMPLE STREET BRIGHTON, BN1 3BH

LEASEHOLD

Fantastic ground floor apartment with delightful private rear garden within this attractive and well maintained period property. This lovely apartment is beautifully presented throughout benefitting from bright and spacious accommodation comprising; large entrance hall, two bedrooms, modern bathroom & additional shower room - both with underfloor heating, and impressive open plan living space opening onto the rear garden - a quiet tranquil space considering the properties central position.

Temple Street is a no through road, perfectly positioned to enjoy all the City has to offer. There are popular local shops, cafes and restaurants close by along with the seafront a short walk away. Brighton mainline station provides regular and direct links to London and there are plenty of bus services allowing for access across the City.

# Nicholas James

SALES LETTINGS AUCTIONS











### 43 Temple Street

Approximate Gross Internal Area = 63.7 sq m / 686 sq ft

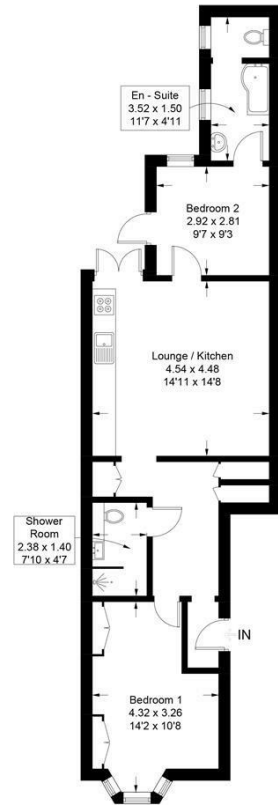


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1264105)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 64                      | 72        |
| (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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