



## 4 NORFOLK TERRACE

BRIGHTON, BN1 3AD

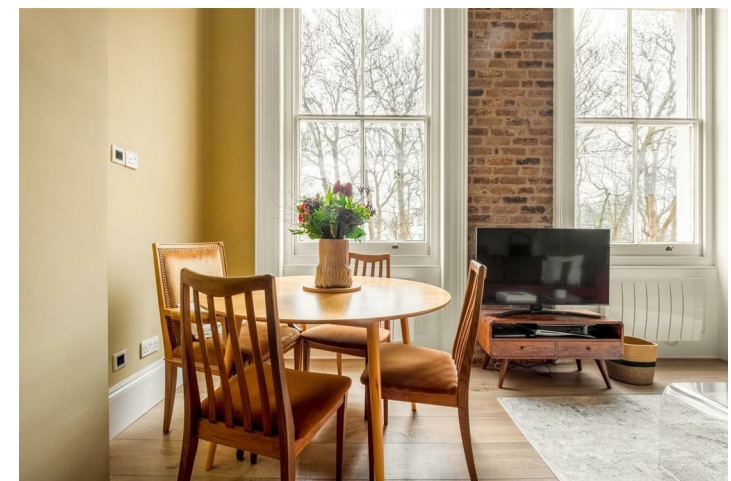
LEASEHOLD - SHARE OF FREEHOLD

Guide price £260,000 - £270,000. Beautifully designed and modernised apartment. There is so much to love about this first floor apartment from its spectacular high ceilings & large sash windows to the finer details of the décor throughout - the care and attention to detail is evident throughout. The property feels bright and spacious with accommodation comprising; superb open plan lounge kitchen with feature contrasting tones and modern premium fitted kitchen. Stunning fully tiled shower room with modern rainfall shower. The bedroom is cleverly designed across two levels with the raised sleeping area accessed via bespoke fitted steps. The delightful period building itself is well managed and there is the additional benefit of a share of freehold.

The location is perfect to access all the City has to offer being centrally & conveniently positioned close to popular local shops, cafes and restaurants. The City centre and seafront are within easy reach along with Brighton and Hove mainline stations.

Nicholas  
James

SALES LETTINGS AUCTIONS





## 5, 4 Norfolk Terrace

Approximate Gross Internal Area = 42.8 sq m / 461 sq ft  
(Including Mezzanine Sleeping Area)

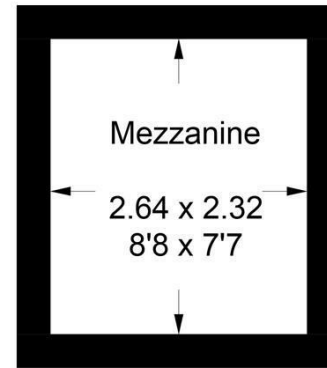
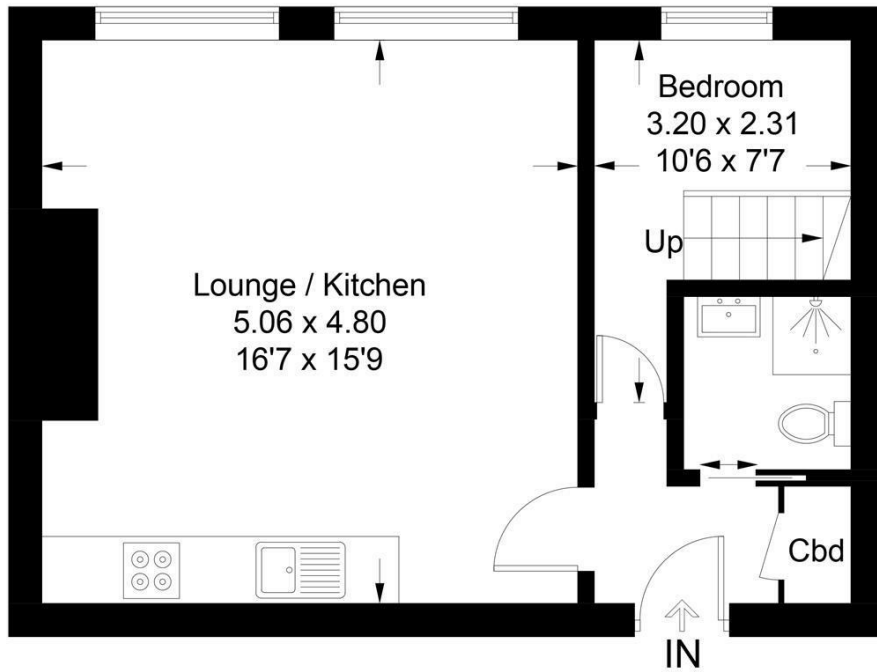


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278127)



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	

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