

ELLIOTTS



SCAN ME

26 College Place, Brighton,  
Offers Over £450,000





# 26 College Place Brighton, BN2 1HN

Elliotts are delighted to offer this fantastic MID TERRACED HOUSE within the POPULAR EAST CLIFF CONSERVATION AREA, comprising of TWO DOUBLE BEDROOMS, TWO BATHROOMS and a feature OPEN PLAN LIVING AREA, set over THREE FLOORS, with WEST FACING FRONT PATIO AREA, ADDITIONAL DOWNSTAIRS W/C and sold with NO ONGOING CHAIN.

Offers Over £450,000



- Mid Terraced House
- East Cliff Conservation Area
- Feature Open Plan Living Area
- No Ongoing Chain
- Close Proximity to Kemp Town Village

- c904 Sq Ft/84 Sq Mt.
- Two Double Bedrooms
- Two Bathrooms
- Gas Central Heating
- Short Walk to Seafront



A fantastic opportunity to acquire this fantastic two bedroom mid-terraced house within the historic East Cliff Conservation Area.

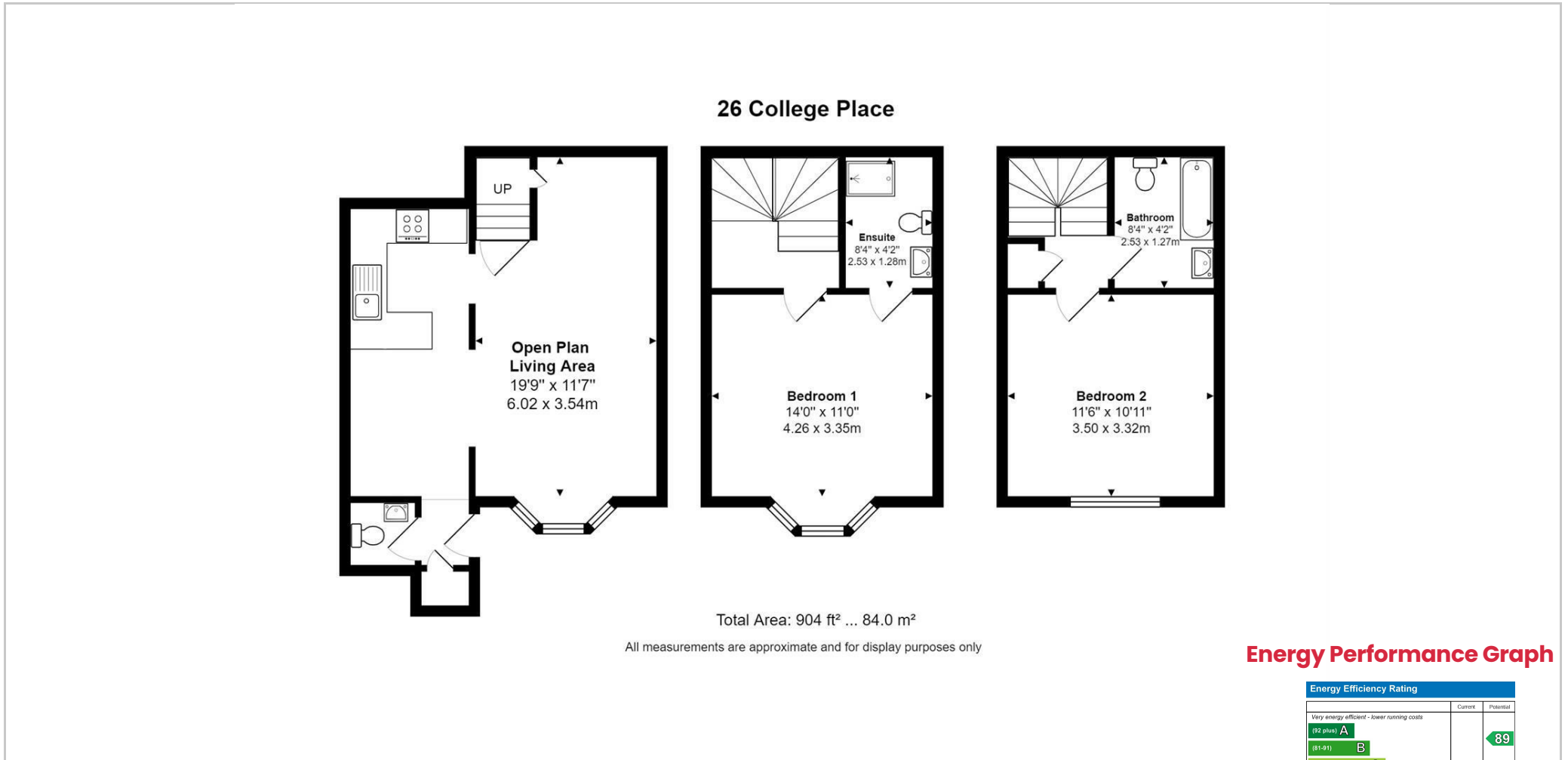
The accommodation is very well laid over three excellent floors and comprises a feature front-facing, bay fronted open plan living space, with contemporary kitchen area and the advantage of an additional downstairs W/C.

Heading upstairs there are two good sized bedrooms, with special mention going to the principle bedroom on the first floor, which benefits from an en-suite bathroom. Heading to the top floor of the house is a second bedroom with a bathroom suite located just off of the landing.

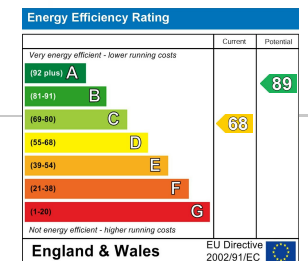
College Place is located adjacent to Kemp Town village and the vast array of vibrant, independent cafes, bars and restaurants that the area has to offer, as well as being a short walk from the Madeira Drive end of Brighton seafront, as well as Queen's Park.



## Floorplan



## Energy Performance Graph



## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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