

2, Sudeley Place, Brighton, BN2 1HF

Offers Over £400,000 Freehold

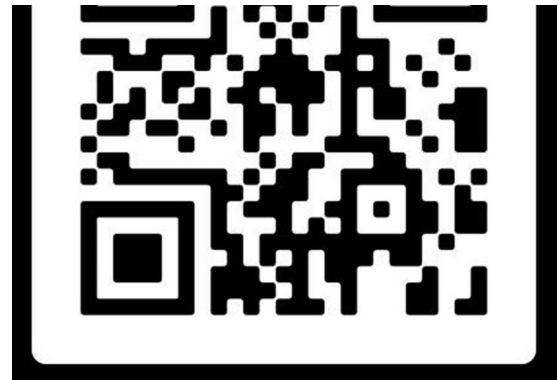
Elliotts are delighted to offer for sale the opportunity to purchase a three storey period house in this prime Kemptown location with scope to improve and model it in your own way. The property has a versatile layout with a total floor area of 995 Sq.Ft / 92 Sq.Ft, which includes four bedrooms and a large 23' open-plan living room, as well as the excellent benefit of a West facing roof terrace.

- Three Storey Period Home
- 995 Sq.Ft / 92 Sq.Mt
- 23' Lounge/Dining Room
- Kitchen Area
- Bathroom/WC
- West Facing Roof Terrace
- Four Bedrooms
- Gas Central Heating
- Excellent Location
- Superb Potential



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Working hard for you



Sudeley Place is ideally located within minutes of the sea, Hospital and the fashionable Kemp Town Village with its eclectic mix of cafes, shops and restaurants. With both the Cosmopolitan Marina and the Theatres of Brighton within easy reach, you can access all that this vibrant coastal location has to offer, and the proximity to Brighton Station with its excellent links to Gatwick and London make this a great choice for those needing to commute also.

Accommodation is arranged over three floors and includes a large 23' open-plan lounge/dining room and kitchen on the ground floor, along with a modern bathroom/WC. Heading downstairs you'll find a further two rooms which inter-connect and are both good sizes.

Finally, on the first floor there is a very good size principle bedroom and a further bedroom which is also a double. From this room you'll find a door that gives access to a feature West facing roof terrace.



2 Church Road, Hove, East Sussex, BN3 2FL

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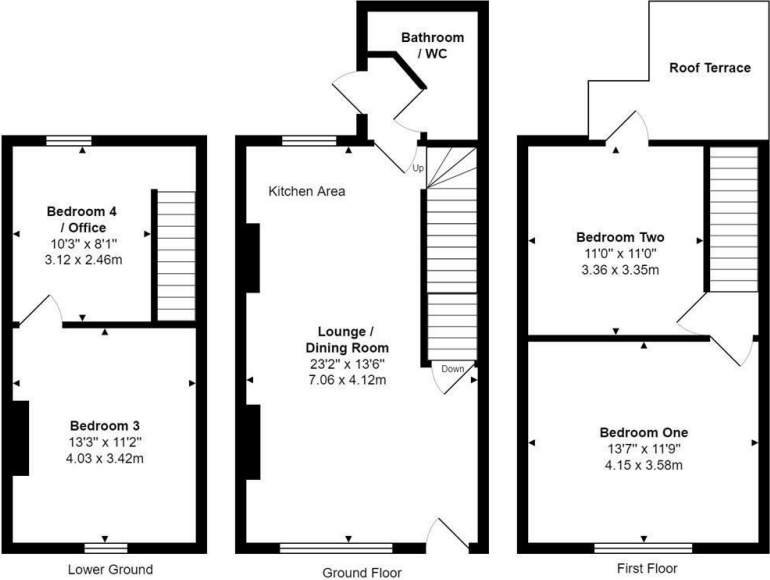
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Total Area: 995 ft² ... 92.5 m²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
102-121kWh	A		
81-101kWh	B		
61-80kWh	C	71	89
41-60kWh	D		
21-40kWh	E		
1-20kWh	F		
0-20kWh	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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