



GOLDIN LEMCKE

Great College Street, Brighton, BN2 1HL
£250,000 - £275,000 Guide



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A delightful one-bedroom flat occupying the entire second (top) floor of this attractive end-of-terrace property, situated in one of the area's most sought-after roads. The property is well-presented throughout and greatly benefits from stunning uninterrupted sea views.





Further Information

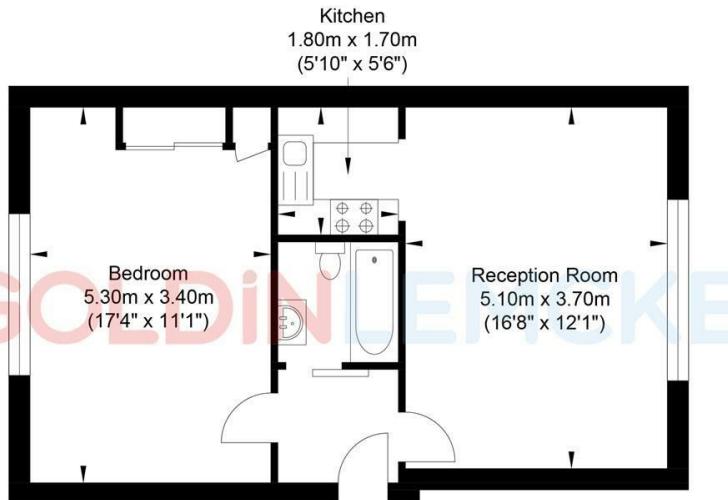
The accommodation comprises a fantastic bedroom with stunning uninterrupted sea views, bathroom, excellent sized lounge, and modern fitted kitchen. Presented in great decorative order throughout, flats of this quality are extremely rare to find and early and internal viewing highly recommended.

Great College Street is set in the heart of Kemptown, with far-reaching views across the city and out to sea. Brighton seafront is just moments away, and the area is well known for its vibrant mix of independent shops, pubs and cafés. The location also offers great transport links, with regular buses connecting to the city centre, Brighton Station and beyond.

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01273 777123
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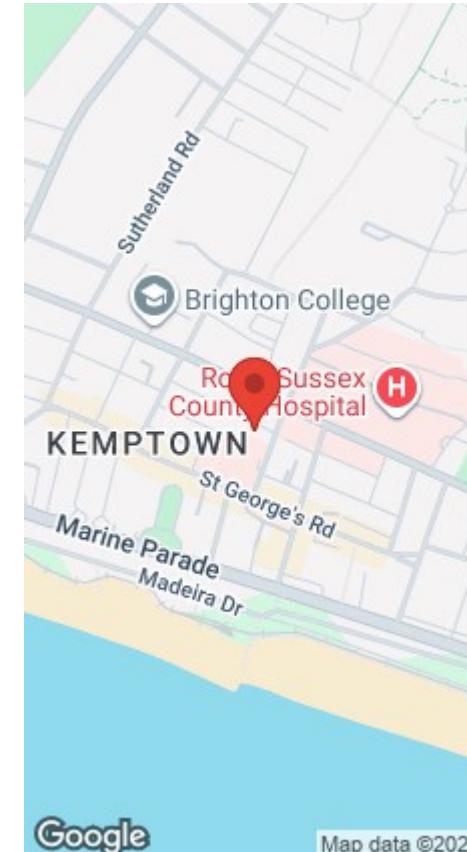
Great College Street



Second Floor
Approximate Floor Area
505.25 sq ft
(46.94 sq m)

Approximate Gross Internal Area = 46.94 sq m / 505.25 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G	21	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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SELLING HOMES
IN BRIGHTON
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