

**2 Bed
Apartment
located in**

 **MyHausProperty**
Sales & Lettings

46 Freehold Terrace

Brighton

BN2 4AB



Offers Around £325,000

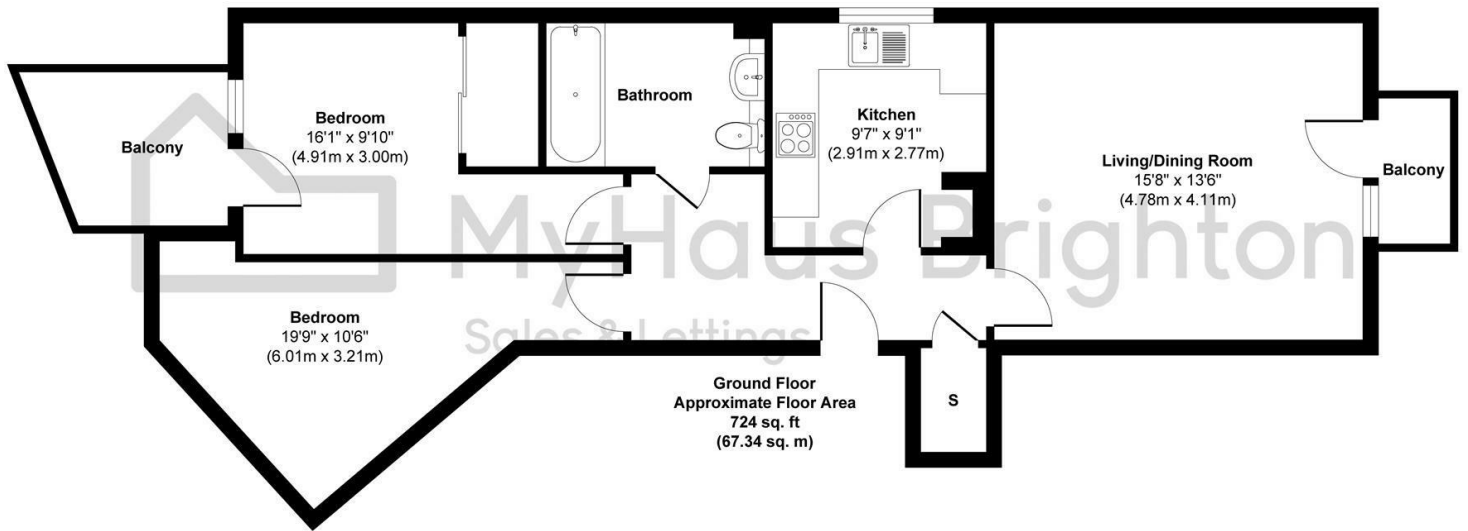
Introducing a beautifully bright top floor apartment with two genuine double bedrooms, two private balconies and leafy views to the rear. Set back from the road and elevated above the surrounding rooftops, this flat has a lovely sense of light and space throughout. The central hallway creates a welcoming first impression with room for coats and shoes, alongside a useful storage cupboard to help keep everyday life tucked away.

At the front of the property, the open plan living and dining space is flooded with natural light thanks to large windows and direct access onto a South-facing balcony, the perfect spot for a morning coffee or an evening drink above the city rooftops. The adjoining kitchen is modern, practical and well laid out, offering ample storage, generous worktop space, an induction hob and room for white goods.

To the rear, both double bedrooms enjoy a quieter outlook over greenery, giving the home a surprisingly peaceful feel for such a central Brighton location. The principal bedroom benefits from built-in storage as well as access onto a second private balcony with enough space for a small table and chairs a lovely little retreat away from the buzz of the city. The bathroom is sleek and contemporary with a bath and shower overhead, heated towel rail and vanity storage.

The property also benefits from a large secure bike store externally ideal for Brighton living.





Approx. Gross Internal Floor Area 746 sq. ft / 69.44 sq. m (Including Outside Storage)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

DIRECTIONS

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