Justin LLOYD
4Sale&2Let.

George Street
Brighton
£600,000

George Street, Brighton

DESCRIPTION

A contemporary and quirky three bedroom period house in the heart of Kemp Town, Brighton. This fine property has been lovingly redecorated and styled by the current owner, combining original features with kitsch vintage colours and textures. The house is arranged over four floors and includes a large living area, dining kitchen, 3 bedrooms and bathroom. The sunny west facing garden is perfect for those late summer evenings. A true representation of our vibrant city, this property would suit a range of buyers looking for something just a little bit different.

- Located in the heart of Kemp Town
- Beautifully decorated in a vintage style
- 4 storey house with 3 bedrooms
- West facing low maintenance garden
- Large living room with stripped wooden floors
- Kitchen / Diner with doors to garden
- 1273sq ft total footage including garden

GROUND FLOOR

LIVING ROOM

23'5" x 11'7"' (7.13m x 3.52m) East facing sash window, stripped wooden floors, cast iron Victorian radiators. Rear door opening out onto a west facing low maintenance garden.

LOWER GROUND FLOOR

KITCHEN / DINING ROOM

21'8" X 11'6" (6.60m x 3.52m) Large kitchen with ample wall and floor units, wooden worktops, white splash back tiles. Dining area leads to doors opening out onto the west facing garden.

FIRST FLOOR

BEDROOM 1

11'9" x 11'4" (3.58m x 3.44m) East facing bedroom with vintage style wall paper, carpeted flooring, radiator.

BATHROOM

9'10" x 6'3" (3.0m x 1.90) West facing window, wooden wall panels, wooden flooring, vintage roll top bath, W.C and basin.

SECOND FLOOR

BEDROOM 2

11'4" x 10'2" (3.44m x 3.09m) East facing window, wooden flooring.

BEDROOM 3

9'2" x 9' (2.79m x 2.74m) West facing window, wooden flooring.

OUTSIDE SPACE

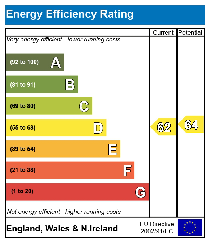
GARDEN

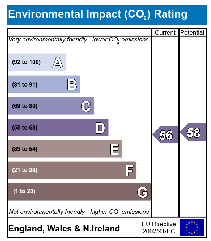
23' 7" x 11' 6" (7.2m x 3.5m) A delightful, sunny west facing low maintenance garden, accessed from both living room and kitchen/diner.

ADDITIONAL INFORMATION

Tenure

Freehold

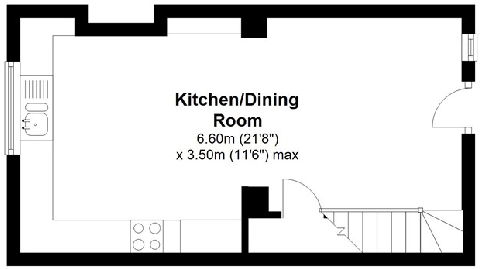




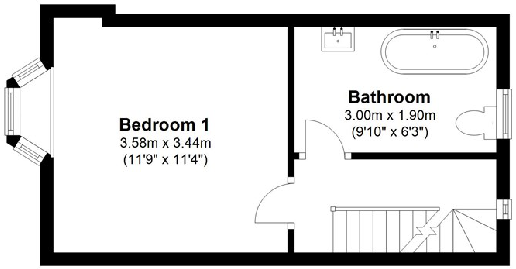
George Street, Brighton

FLOOR PLANS

Lower Ground Floor
Approx. 23.1 sq. metres (249.2 sq. feet)

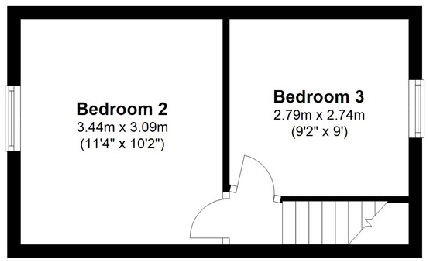


First Floor
Approx. 23.9 sq. metres (257.5 sq. feet)



Ground Floor
Approx. 24.4 sq. metres (262.2 sq. feet)

Second Floor
Approx. 20.7 sq. metres (222.8 sq. feet)



Total area: approx. 92.1 sq. metres (991.7 sq. feet)

Whilst we at Justin Lloyd Estate Agency endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or surveyor. Dimensions are approximate and at widest points throughout. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property

Justin LLOYD 4Sale&2Let.

justinlloyd.co.uk
Call: 01273 315613
brunswick@justinlloyd.co.uk

Kemp Town/ 118 St James's Street, Brighton BN2 1TH
Brunswick/ 111 Western Road, Hove BN3 1DD