



FLAT 2, 12 COLLEGE TERRACE

BRIGHTON, BN2 0EE

SHARE OF FREEHOLD

Guide Price £300,000 - £325,000

Raised ground floor apartment with private rear garden in attractive period building.

This beautifully presented apartment enjoys a superb position overlooking the prestigious Brighton College grounds. The property features a bright and spacious south-facing lounge/diner with an attractive bay window, a double bedroom with fitted wardrobes, bathroom, and a separate fitted kitchen with direct access to the private rear garden.

Ideally located just moments from Brighton seafront, Kemp Town Village and the city centre, this fantastic home offers the perfect blend of character, convenience and outdoor space. Offered for sale with no onward chain.

**Nicholas
James**

SALES LETTINGS AUCTIONS





College Terrace

Approximate Gross Internal Area = 41.1 sq m / 442 sq ft

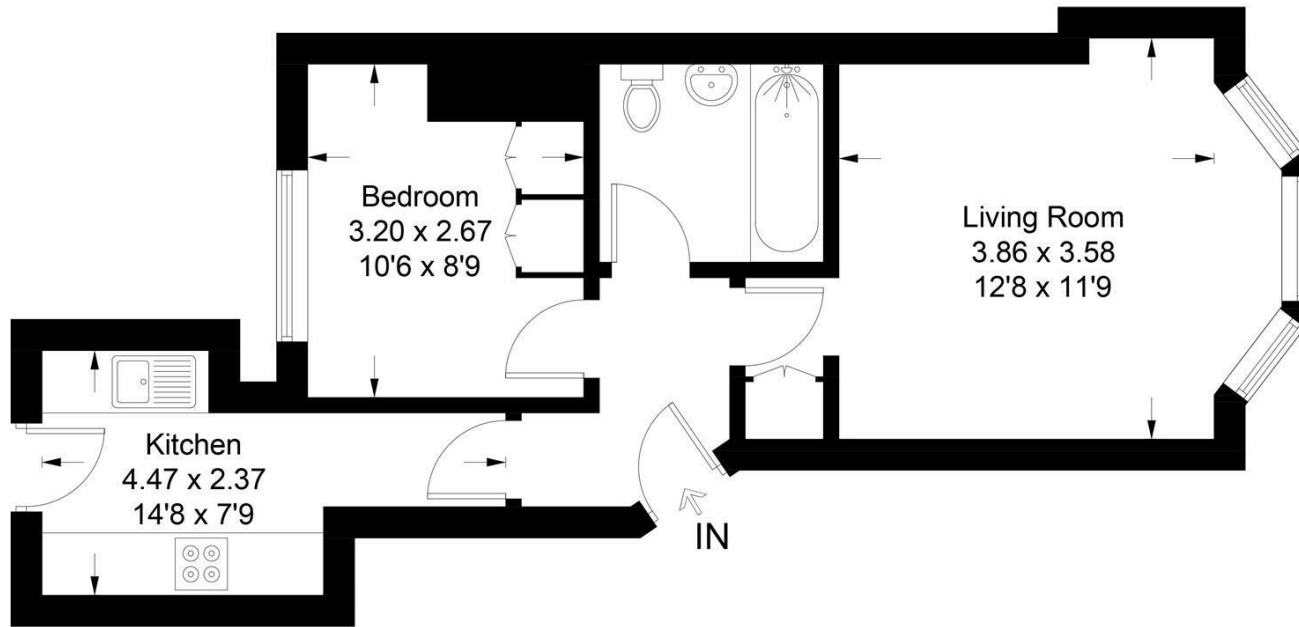


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322111)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas
James

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