



9 BUTE STREET BRIGHTON, BN2 0EH

GUIDE PRICE £525,000 - £550,000
FREEHOLD

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Beautifully modernised three double bedroom Victorian family home in the welcoming Bakers Bottom community. This fantastic freehold property offers approximately 1,037 sq ft of comprehensively renovated accommodation across three floors, with Zone C residents' permit parking and no current waiting list.

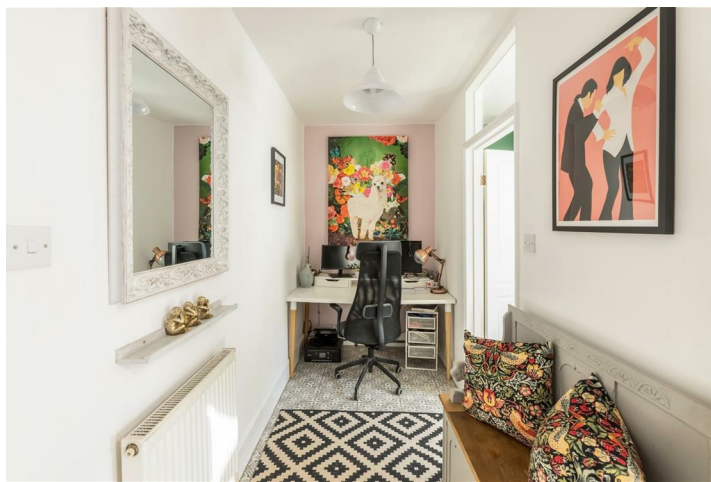
The impressive lower ground floor provides superb open plan living with a modern fitted kitchen, integrated appliances and dining and reception space. Full width bi-folding doors bring in plenty of natural light and open onto the south facing garden. A useful study area provides space to work from home.

Upstairs are three double bedrooms, including a generous principal bedroom with bay window, and a stylish contemporary bathroom. Outside, the landscaped garden features a decked dining terrace, raised planting and a useful store for bikes and garden equipment.

Bakers Bottom's colourful streets and friendly community make it a lovely place to call home. Kemp Town, Hanover, Queen's Park and the seafront are within walking distance, with independent shops, cafés and pubs close by.

Nicholas James

SALES LETTINGS AUCTIONS





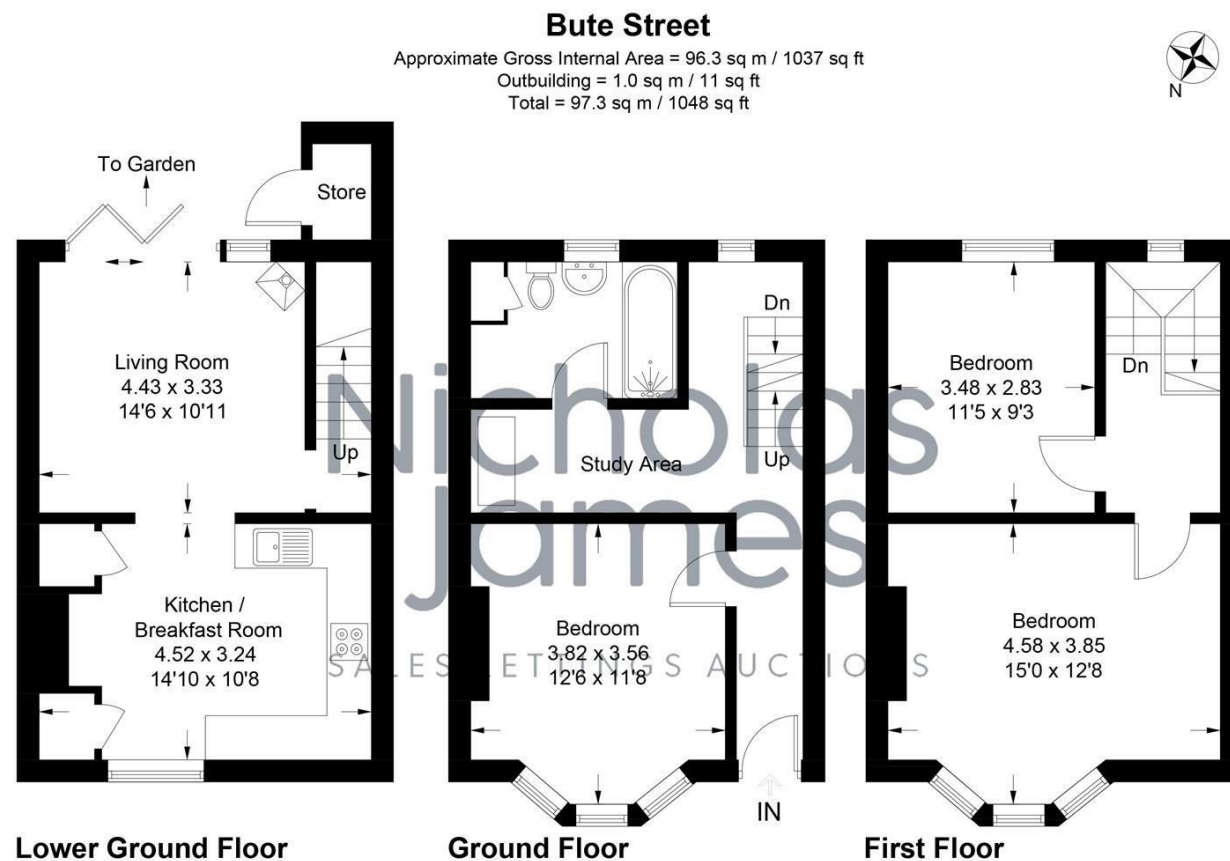


Illustration for identification purposes only, measurements are approximate,
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20)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

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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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