



## 73 WASHINGTON STREET

BRIGHTON, BN2 9SR

£499,950  
FREEHOLD

Beautifully modernised, three storey house in the popular Hanover area. The property has been refurbished throughout with spacious & flexible accommodation comprising; three double bedrooms, luxury bathroom and superb open plan lounge diner leading to a good sized north westerly facing rear garden. Good sized rooms, a lovely layout and plenty of natural light all afforded to it by newly installed double glazed sash window, all combine to create a real sense of space throughout.

The location will appeal to many, offering access to surrounding amenities and good local schools whilst the seafront is within easy reach. Brighton mainline station is approximately 1 mile away providing regular and direct link to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS

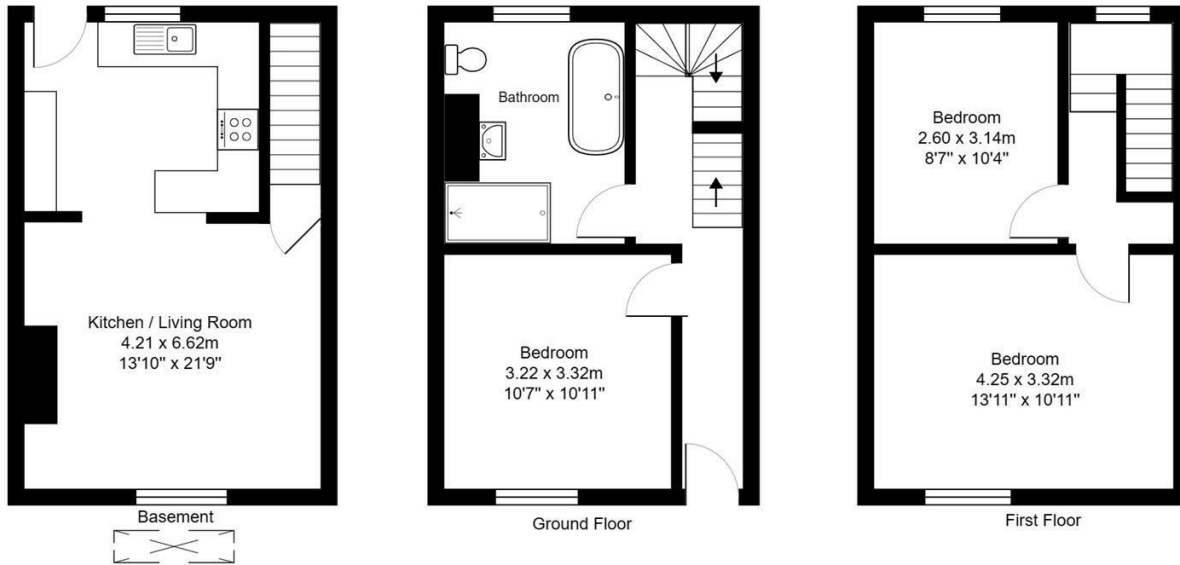








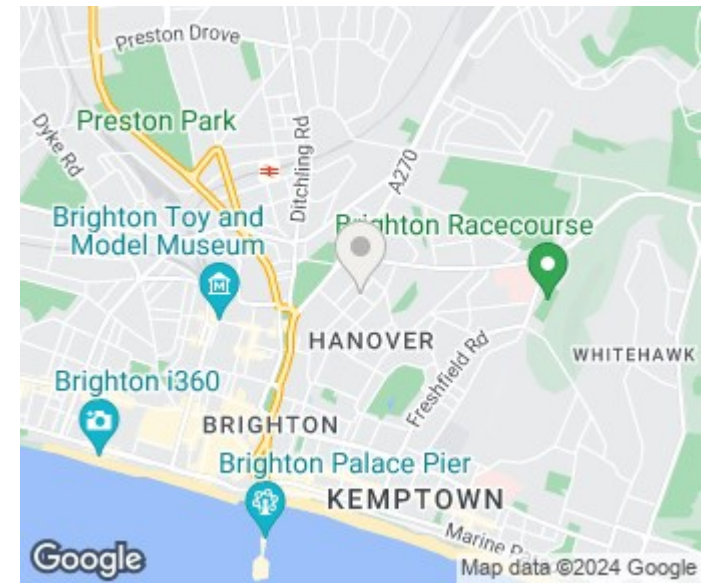




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Total Area: 83.0 m<sup>2</sup> ... 894 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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

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