

## 18 FREEHOLD TERRACE BRIGHTON, BN2 4AB

£330,000  
FREEHOLD

Well presented two bedroom terraced home ideally situated in this highly convenient location close to local shops, Brighton university, the seafront, the city centre, local bus routes, the mainline station and with easy access to the A27 nearby.

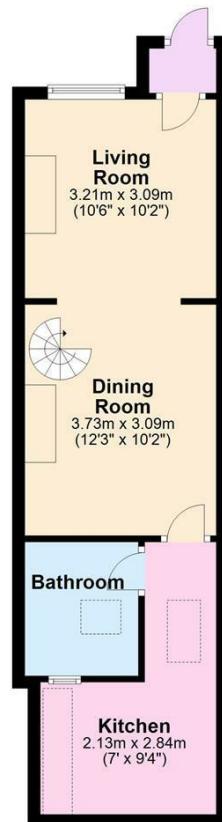
The accommodation within the property is arranged over two floors and comprises a two bedrooms, bathroom, living area and a separate modern fitted kitchen. Also benefitting from a southerly aspect front garden and allocated parking.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS

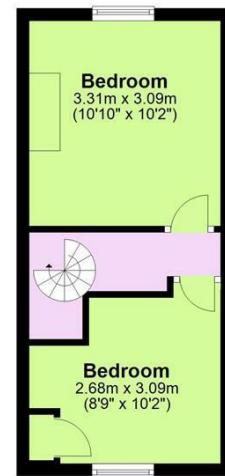




**Ground Floor**  
Approx. 35.9 sq. metres (386.9 sq. feet)



**First Floor**  
Approx. 22.1 sq. metres (237.4 sq. feet)



Total area: approx. 58.0 sq. metres (624.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(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

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