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## 46 Bennett Road

Brighton, BN2 5JL

**£325,000**

A two bedroom, terraced house in need of complete modernisation and updating throughout and currently only available to cash buyers.

Bennett Road is situated to the north of Bristol Gardens within the popular Kemptown district of Brighton where excellent shopping facilities are to be found. The city centre and seafront are easily accessible.

For sale with vacant possession and no onward chain, this terraced home currently has two ground floor reception rooms and kitchen which leads out onto a walled rear garden and an outside WC, whilst on the first floor are two double bedrooms. The possibility exists to create additional accommodation within the existing roof space if required, subject to any necessary planning permissions and/or building regulation approvals that will be required.

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information



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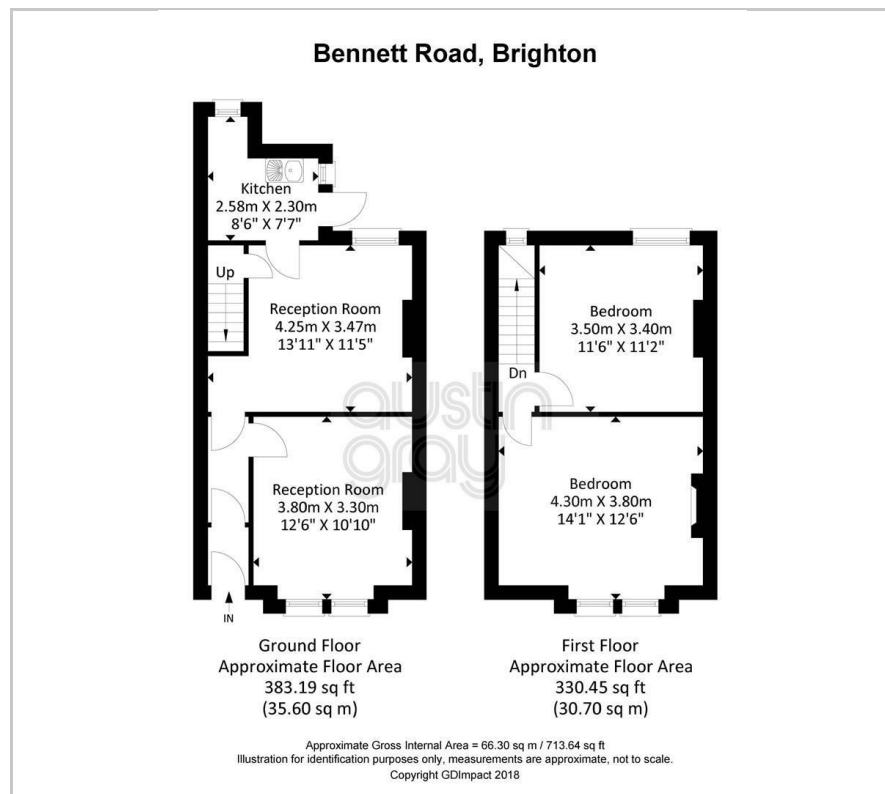
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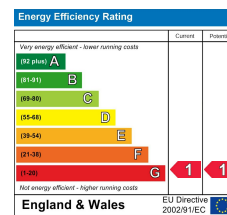
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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