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## 4 Kemp Street

Brighton, BN1 4EF

### Price Guide £425,000

Guide Price £425,000 - £450,000. A well-presented, two bedroom, terraced house with wooden floors throughout, in the heart of the North Laine district of Brighton ideal for commuters and all amenities are easily accessible. Vendor suited.

Kemp Street can be found in the sought-after North Laine district of central Brighton where the amenities of the vibrant City Centre are close by and within a few minutes' walk of Brighton mainline station providing north bound commuters with links to London/The City.

A tiled entrance vestibule opens in to the through living/dining room. The front window has Plantation shutters and the rear window overlooks the courtyard, there is useful under stairs storage before you enter the kitchen from the dining room end. Fully equipped kitchen has a door out to the courtyard. On the first floor is a spacious shower room/WC and two bedrooms. The front has Plantation shutters and the second bedroom overlooks the courtyard.

- Guide Price £425,000 - £450,000
- Situated with the North Laine district of Brighton
- Moments walk of Brighton Station
- Through living/dining room
- Kitchen leading out to courtyard
- Two bedrooms
- Spacious shower room/WC
- Ideally located for Brighton station
- Vendor suited
- Council tax band C

### 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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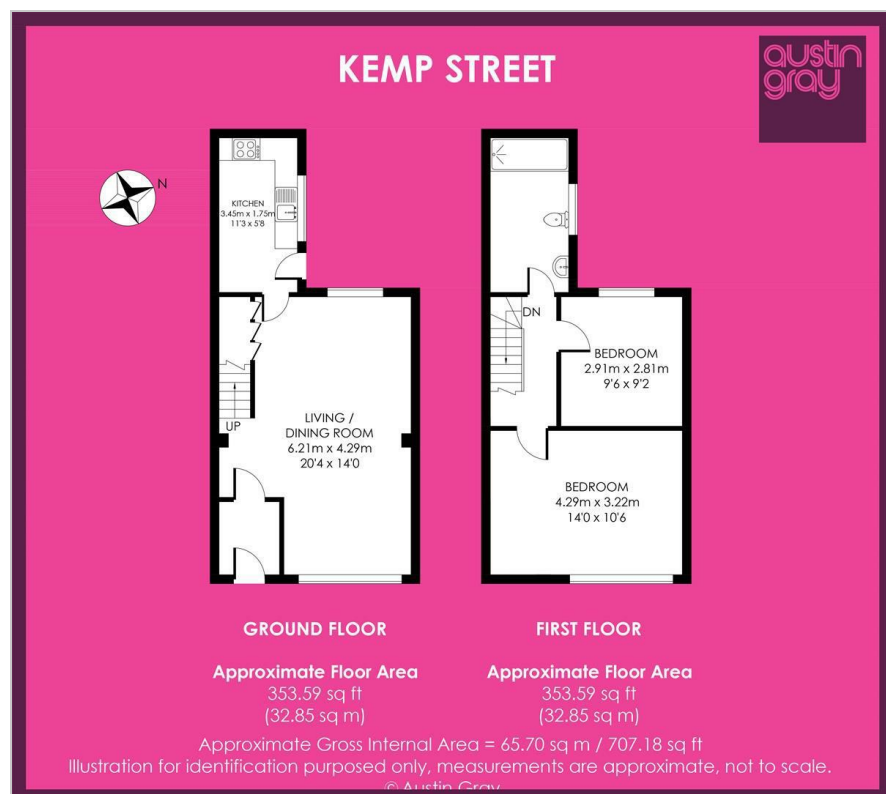
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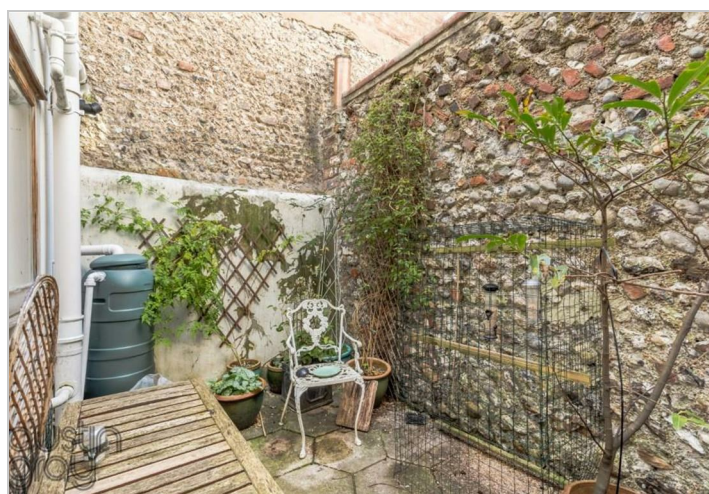
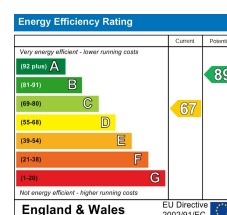
## Floor Plan



## 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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