



44 Kensington Place

Brighton, BN1 4EJ

Offers In The Region Of £700,000

A well-presented Grade II house offering versatile accommodation arranged over three floors located in heart of the popular North Laine district of Brighton within a short walk of Brighton mainline station. NO ONWARD CHAIN.

Kensington Place can be found within the City Centre and popular district of the North Laine with its eclectic mix of boutiques, cafes and restaurants. The main city centre is a short stroll away including Churchill Square shopping mall, seafront and promenade. Brighton mainline station is to be found at the top of Trafalgar Street providing north-bound commuters with links with London/The City as well as east and west bound connections.

This is a home which retains a wealth of character and charm as evidenced by many cast iron fireplaces, sash windows and stripped and polished wooden floors. On the ground floor is a spacious bathroom with a freestanding bath and a separate shower and a bedroom to the front. On the garden level is a lovely, light through living /dining area with French doors leading out to the paved garden and through to a well equipped kitchen. On the top floor are two double bedrooms.

- Well presented Grade II listed home
- Popular North Laine district of Brighton
- Ideal for commuters due to the close proximity to Brighton Station
- Spacious bathroom
- Three double bedrooms
- Open plan living and dining area
- Leading from the dining area French doors lead out to a paved patio garden
- Council tax band C
- Internal viewing recommended to appreciate the space and character
- CHAIN FREE

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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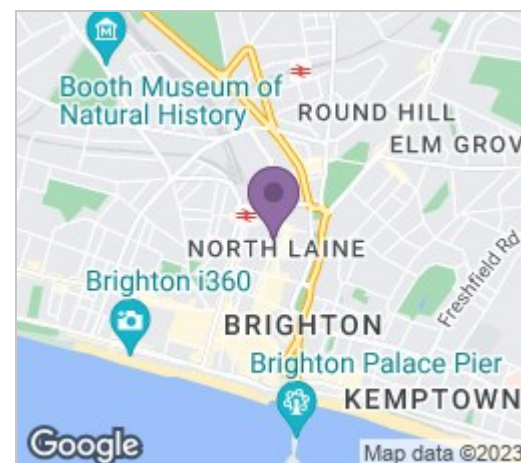


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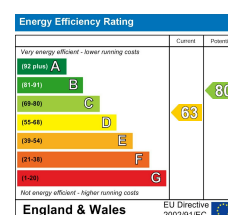
Floor Plan



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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