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23 Great College Street

Brighton, BN2 1HJ

£400,000

Situated in the heart of vibrant Kemptown, Great College Street offers the perfect blend of seaside living and city convenience. Just a short stroll from Brighton's famous seafront, residents enjoy easy access to an array of independent cafés, boutique shops. Brighton Marina and the Lanes are also within walking distance, offering an eclectic mix of dining, shopping, and leisure options. Families and professionals alike will appreciate the proximity to Brighton College, local primary schools, and the Royal Sussex County Hospital, all within a few minutes' walk. Excellent transport links connect the area to Brighton Station. Set within East Cliff conservation area, Great College Street boasts period charm and architectural character.

Stepping through the front door, you are welcomed into a hallway with stairs rising to the first floor. To the right sits a bright, bay-fronted living room. At the rear, a second reception room offers flexibility as a dining space or home office.

The ground floor also features a well-proportioned kitchen and a convenient WC, with potential to convert into a utility room. From the kitchen, a door opens onto a charming courtyard garden, a peaceful retreat and perfect spot for outdoor dining or entertaining.

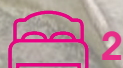
Upstairs, two generously sized double bedrooms benefit from high ceilings, creating a sense of light and space. A spacious bathroom and separate WC completes the first floor, with scope to incorporate both a freestanding shower and bathtub without compromising on space.

- No Onward Chain
- Vacant Possession
- Two Double Bedrooms
- Outdoor Space
- High Ceilings
- Generously Sized Rooms
- In Need Of Modernisation
- East Cliff Conservation Area
- Prime Location In The Heart of Kemptown
- 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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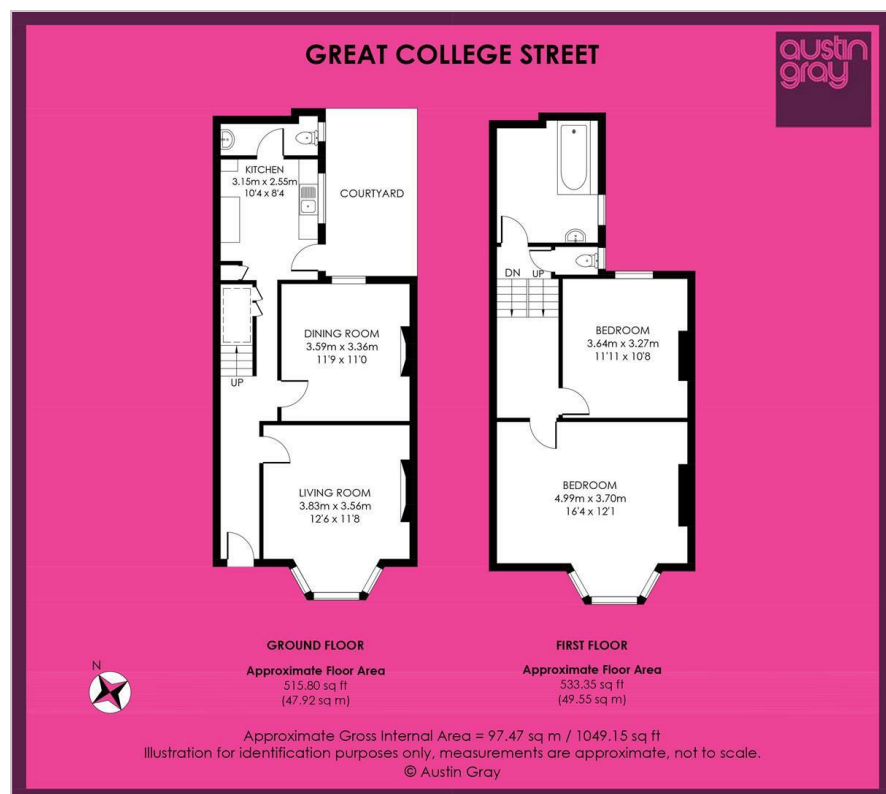


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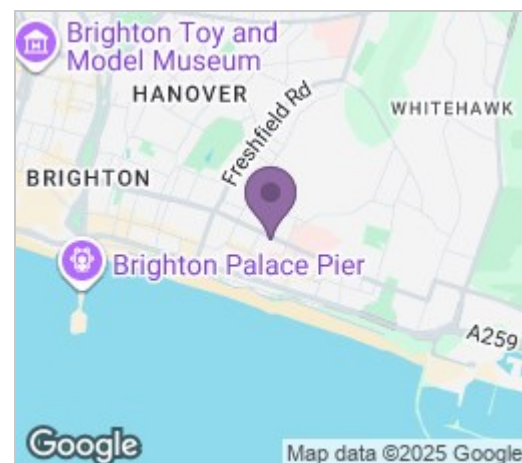


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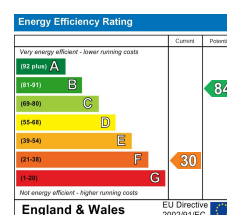
Floor Plan



Area Map



Energy Efficiency Graph



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