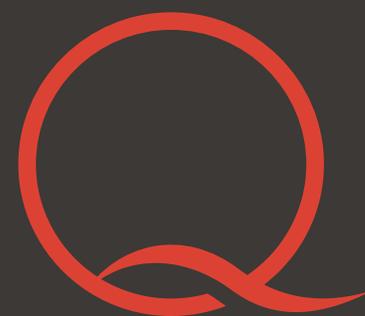


# COLLEGE STREET BRIGHTON BN2 1JG



Estate Agents



£500,000 FREEHOLD

Located in the highly popular Kemptown district of Brighton and Hove, College Street is found a short walk from St Georges Terrace the central road that runs through Kemptown. A wide range of local amenities are nearby from independent bakeries, cafes, shops, restaurants, and boutiques. Kemptown is famed for its exciting, eccentric welcoming community spirit.

The property itself is a three-bedroom terraced house with charming period features. The open plan living, and kitchen is bright, spacious with high ceilings. Large sash windows on either side allow for ample natural light. The kitchen is a great size with built-in pale green glossy fitted units and wooden countertops, you have plenty of storage available along with integrated appliances, including a washing machine, oven, and hob. The lounge area is simple and attractive with wooden flooring, pale walls, and a large bay window. The second reception room is ideal as either an extra living space or a home office, decorated neutrally with white walls and grey flooring. The bathroom is also found on the ground floor with a full white suite including bath with overhead shower, sink and WC. The bathroom is a great size, with natural light, tiled flooring, and white tiled walls.

The first floor of the property you can find the bedrooms. The principal bedroom is located at the front of the property, it is impressive in size. The second bedroom is again a double bedroom and overlooks the back of the property. The third bedroom is another double but with the bonus of having access to a private roof terrace.

The property has a great patio area with room for garden furniture making it ideal for socializing in the summer. The roof terrace is an added bonus and overlooks the patio.

SALES | LETTINGS | VALUATIONS



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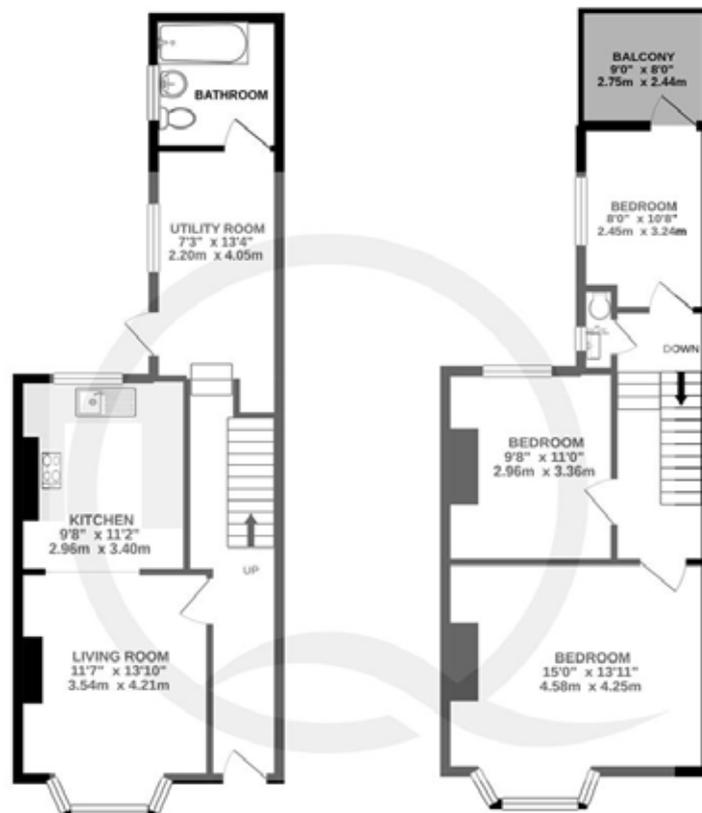
## In The Know...

**Area:** Kemptown  
**Council Tax:** Band C  
**EPC Rating:** E40  
**Floor Area:** 87.8sqm (approx.)  
**Station:** Brighton Station (1.2 miles)  
**Bus Stop:** College Place (161m)  
**Parking:** Permit Parking Zone H  
**Primary School:** Queen's Park Primary School  
**Secondary School:** Dorothy Stringer / Varndean  
**Local shop:** Co-Op  
**Supermarket:** Asda  
**Local Gems:** The Open Bakery; Ginger Dog;  
 Brighton Beach; Yellow Wave;  
 Beach Bar @ Sea Lanes.



GROUND FLOOR  
409 sq ft. (46.4 sq.m.) approx.

1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



COLLEGE STREET  
 TOTAL FLOOR AREA - 845 sq.ft. (87.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the foregoing compartment, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Disclaimer

Floorplan for Illustration Purposes Only – Not To Scale. This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any areas, measurements or distances quoted are approximate and should not be used to value the property or be a basis for sale or let.

Q Estate Agents have not tested any appliances or services within the property.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.