



Agnes Street, Brighton



Guide Price
£500,000
Freehold

- BEAUTIFULLY PRESENTED
- HIGHLY SOUGHT AFTER LOCATION
- TWO BEDROOM TERRACED HOUSE
- STUDIO/OFFICE
- GREAT DECORATIVE ORDER THROUGHOUT
- PRIVATE REAR GARDEN

*** GUIDE PRICE £500,000 - £525,000 ***

Robert Luff & Co are delighted to offer to market this two bedroom terraced house in the ever popular Hanover District. Agnes Street is a quiet residential street just off Elm Grove of Brighton & Hove. The area is renowned for its vibrant community with a number of popular cafes, bars and shops in the area. In recent years the location has become sought-after by commuters keen to take advantage of the easy access to Brighton Station, as well as the close proximity to the city centre.

This terraced home benefits from two double bedrooms, Modern fitted kitchen/breakfast room, two reception rooms, bathroom and a private garden to the rear. This house also benefits from being beautifully presented throughout and an outstanding studio/office in the rear garden.

**Robert
Luff & Co**
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Freehold
EPC: C
Council Tax: C

Accommodation

Entrance Hall

Industrial style metallic radiator. Under stair storage.

Living Room 12'7 x 11'10 (3.84m x 3.61m)

Double glazed bay sash window to front with fitted shutters. Wood effect flooring. Feature fireplace. Shelving. Coving. Cast iron radiator.

Dining Room 11'10 x 10'6 (3.61m x 3.20m)

Double glazed sash window to rear. Wood effect flooring. Log burner. Industrial style metallic radiator

Kitchen 13'6 x 7'5 (4.11m x 2.26m)

Modern fitted kitchen with matching base units. Integrated oven, hob & extractor fan. Worktops incorporating ceramic sink/drain. Tiled splash back. Space for washing machine. Double glazed window to side & rear. Door to rear garden. Industrial style metallic radiator

Stairs to first floor

Bathroom 10'5 x 7'5 (3.18m x 2.26m)

Double glazed sash window to rear. Double glazed window to side & Velux. Bath. Shower cubicle. WC. Wash hand basin. Heated towel rail. Bidet. Extractor fan.

Bedroom Two 11'10 x 10'6 (3.61m x 3.20m)

Double glazed sash window to rear. Built in wardrobes. Industrial style metallic radiator

Bedroom One 15'10 x 11'10 (4.83m x 3.61m)

Double glazed bay sash window to front with fitted shutters. Industrial style metallic radiator

Garden

Paved rear garden with space for table & chairs

Studio/Office 13'10 x 10'6 (4.22m x 3.20m)

Double glazed sliding doors and double glazed window to side. Inset spotlights. Laminate flooring.

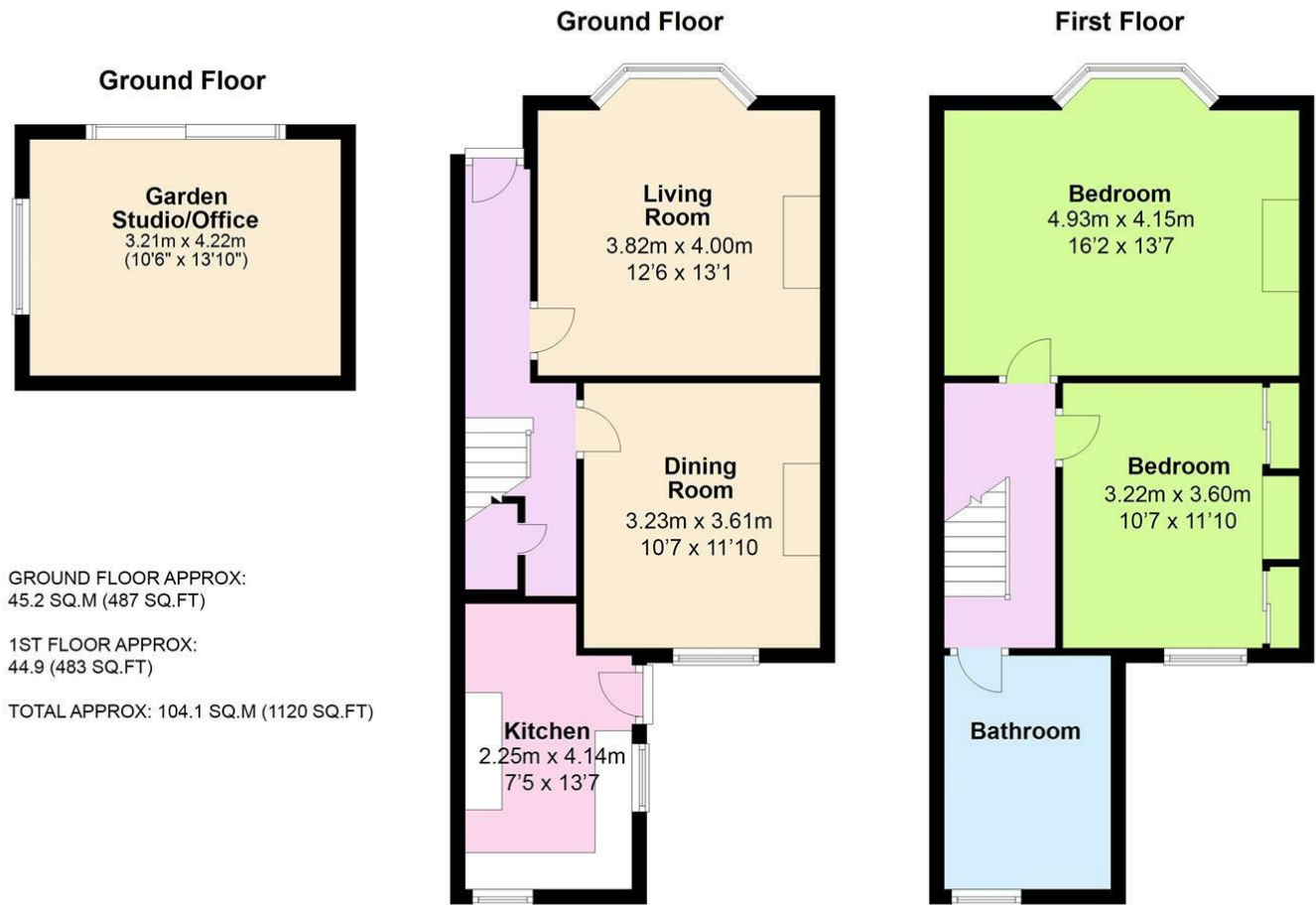
Agents Notes

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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