



First Floor Flat, 7 College Terrace

Brighton, BN2 0EE

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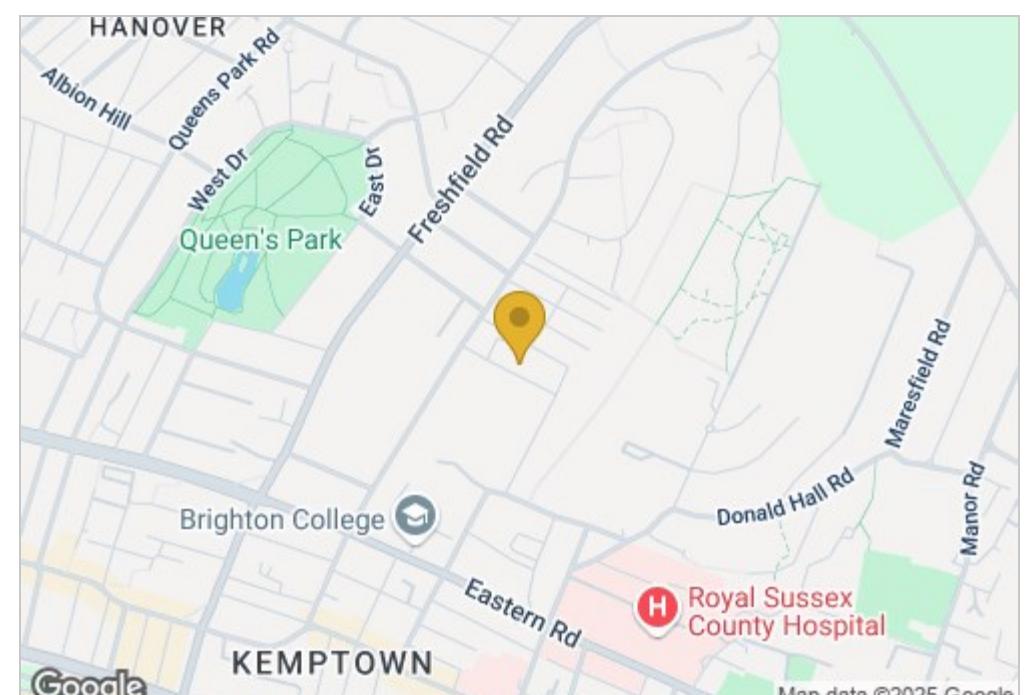
**Asking Price £275,000**

Set within a beautiful Victorian building, this superb first floor one bedroom apartment that sits opposite Brighton College playing fields and lies within close proximity to Kemp Town, where you can find a number of lovely coffee shops, restaurants, supermarkets and other independent stores.

The common ways leading to the apartment are immaculate and stepping inside the apartment, you are immediately greeted with wonderful high ceilings throughout with original cornicing. To the rear, you have a good sized double, centrally located is the modern shower room and completing the accommodation is the spacious open plan kitchen/living area that showers in an abundance of natural light through its large bay window. This living area also boasts a feature fireplace and offers a wonderful space to unwind whilst taking in the lovely views.

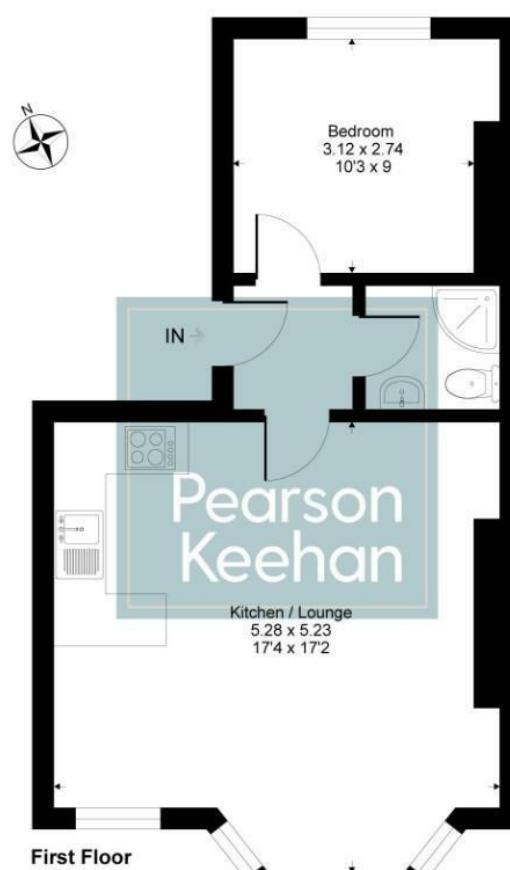
In terms of location, College Terrace is a highly-regarded and tranquil road and offers easy access Kemp Town Village and not forgetting Queens Park. This would make the perfect home for a professional couple or single occupier, due to its location to The Royal Sussex Hospital and good transport links to Brighton City Centre.

The property is being sold with a share in the freehold.



## College Terrace, BN2

Approximate Gross Internal Area = 39.3 sq m / 424 sq ft



This floor plan is for representation purposes only as defined by the RICS Code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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First Floor