



TRUEMANS



Princes Crescent, Brighton, BN2 3RA

Truemans - ****Guide Price - £500,000 - £550,000**** - A fantastic and rare opportunity to purchase this large family home in the heart of a sought after residential location in Brighton. Positioned on the north side of Princes Crescent to the east of it's junction with Ditchling Road, within walking distance of many local shops, cars, bars and restaurants nearby to the Open Market, Preston Circus/London Road area. Located in the heart of what the City of Brighton has to offer, this home is also close by to the Level and Preston Park and Brighton's seafront is within reach to the south.

The property is of neutral décor throughout, ideal for a family looking to put their own stamp. The house is arranged over four floors with a separate living room and dining room.

The house consists of five bedrooms, two of which on the first and second floor have

views towards the city centre and beyond with sea views. The house also consists of three separate good sized shower rooms, well suited for the needs of a family. In addition to this, there is also a separate WC on the first floor.

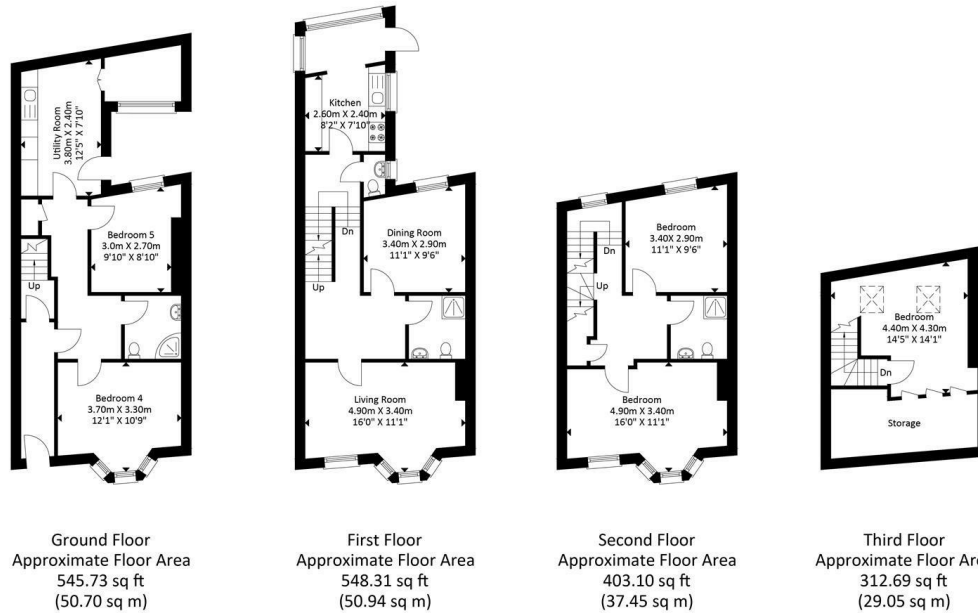
There are two lean to areas on ground and first floor offering more space for storage or any other purpose such as office or extension purposes.

The home also consists of two separate private outside areas with direct access to the rear of the house, providing open spaces.

The house is also positioned with access to more extensive facilities of Brighton City centre and its famous Lanes are within a mile to the south. London Road Station is within half a mile. Brighton Station is also within walking distance providing direct services to Victoria. The A23 is close by to the west and the A27 is to the north.



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Approximate Gross Internal Area = 168.14 sq m / 1809.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Further Information

Council Tax: Band

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.

www.truemansstateagents.co.uk

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

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