



MAKING
PROPERTY
WORK
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SHW

FOR SALE HOUSE – 1,386 SQ FT (128.76 SQ M)
54 Egremont Place, Brighton, East Sussex, BN2 0GB

DESCRIPTION

- Freehold mid terraced 3 storey 5 bed town house.
- Walled patio garden
- Elevated position

LOCATION

- Heart of Brighton
- Close to Queens Park
- 5 minutes from Kempdown seafront

ACCOMMODATION

Areas exclude hall, stairs landings and bathroom/WC

	SQ FT	SQ M
Ground Floor	404	37.53
First Floor	491	45.61
Second Floor	491	45.61
TOTAL	1,386	128.75

AMENITIES / OPPORTUNITY

- Townhouse with refurbishment opportunity
- Spacious accommodation

GUIDE PRICE

£550,000 Freehold

DATA ROOM

- EPC certificate Class E
- Indicative floor plans
- Title extract and plan

To view the data room click [here](#)

COUNCIL TAX

The current Council Tax band for the property is B.

VAT

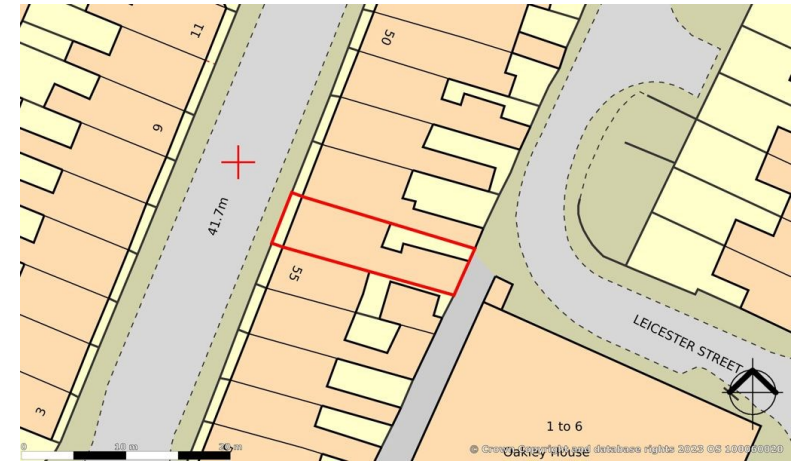
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

EPC - Certified Class E - 6.6.23.



VIEWINGS – 01273 876200

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twitter - @SHWProperty

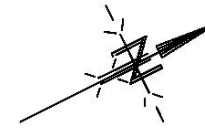


LinkedIn - SHW Property

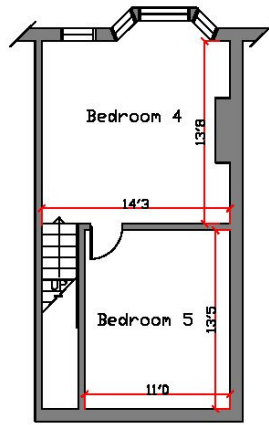


Instagram – SHW Property

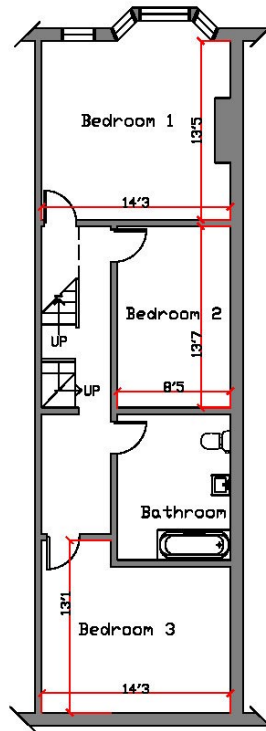
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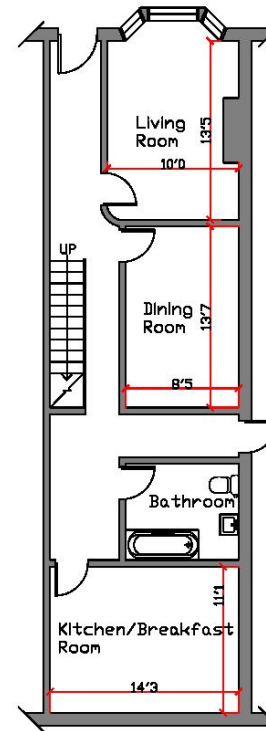
- NOTES
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 2. All contractors and sub-contractors must verify sizes and conditions on site before work commences.
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Second Floor



First Floor



Ground Floor

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CRAWLEY
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Job
54 Egremont Place
Brighton and Hove
BN2 0GB

Drawing
Existing Floor Plan

Scale	Date	Drawn	Checked
1:500 @ A3	JUNE 23	NS	HB

Job Number	Number	Revision
001-006503	01	-

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