



Kensington Place, Brighton, BN1 4EJ
Offers In The Region of £750,000

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Embrace the potential of this beautiful house in need of modernisation, boasting three/four bedrooms, bathroom plus two extra WCs, open plan living space, a rear garden and a roof terrace in the sought-after North Laine location of Brighton & Hove.

In the heart of Brighton's vibrant North Laine, a golden opportunity awaits for those seeking a property to transform into their dream home. Nestled in the enviable location of Kensington Place, this spacious period house offers an abundance of potential, allowing you to add your personal touch and create a bespoke living space tailored to your unique style.

The charm of this property is undeniable, showcasing classic architecture that embodies its historical roots. With a little vision and a touch of modernisation, you can unlock the hidden gems of this home, breathing new life into each room. Embrace the challenge to make your mark on this cherished space, where countless memories are waiting to be made.

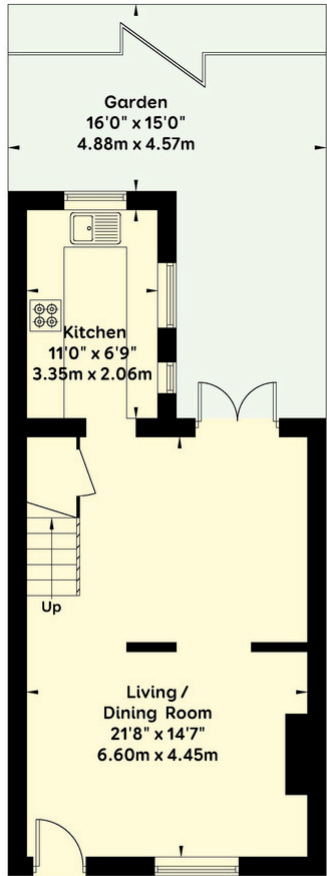
On the lower ground floor is an open plan living space, that can be accessed by a private street entrance. The space is currently arranged as a living/dining space that gives direct access to the rear garden and communicates with the kitchen. Imagine entertaining family and friends in this welcoming space, where laughter and conversation thrive.

On the ground floor there is an entrance hall, a living room (or fourth bedroom), a bedroom, shower room and separate WC. Moving up to the first floor there are two further bedrooms one with en-suite facilities, and access to a roof terrace over looking the rear garden.

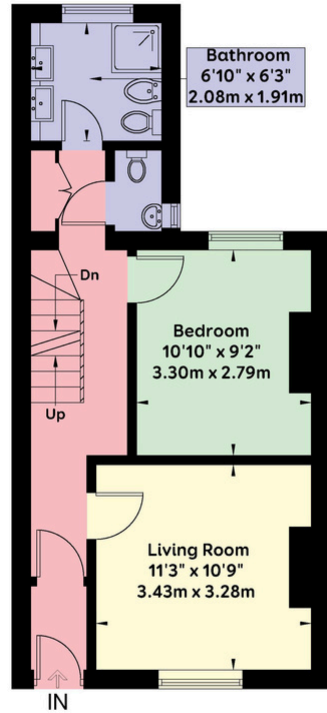
The location of this house is yet another reason why this property is so alluring. Nestled in Kensington Place, you are just a stone's throw away from the eclectic shops and boutiques of the famed North Laine. Here, you can wander through the bustling streets, discovering hidden treasures and enjoying a vast array of cafes, restaurants, and entertainment options. The renowned Brighton Railway Station is also within easy reach, connecting you to the rest of the city and beyond.

If you have been searching for a property that offers potential, character, and an opportunity to leave your mark, this is the perfect choice for you. Don't miss out on this chance to transform this period house into your dream home, making it a true reflection of your style and personality. Embrace the excitement and endless possibilities that await you at Kensington Place.

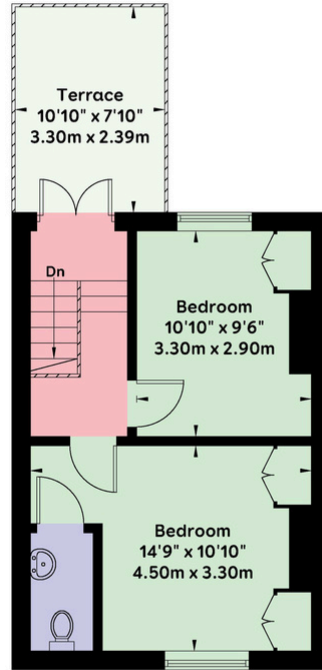




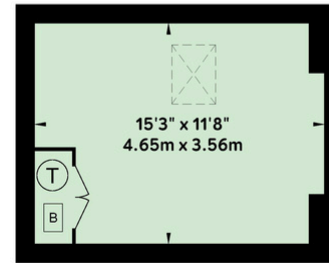
Lower Ground Floor
38 sq m / 409 sq ft



Ground Floor
38 sq m / 409 sq ft



First Floor
30.3 sq m / 326 sq ft

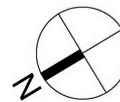


Loft Room
16.5 sq m / 177 sq ft

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LOFT ROOM) = 122.8 sq m / 1321 sq ft
 APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LOFT ROOM) = 106.3 sq m / 1144 sq ft

Floor plan is for illustration and identification purposes only and is not to scale.
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
 This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Agents Notes
 Tenure Freehold
 Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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