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**FOR SALE**

**FOUR BED HOUSE – REFURBISHMENT OPPORTUNITY**

14 Belle Vue Gardens, Brighton, East Sussex, BN2 0AA

**DESCRIPTION**

Mid terraced 4 bed freehold house over lower ground, first and 2nd floor attic plus basement storage.

**LOCATION**

- Mid terrace in heart of Kemp Town
- Elevated position
- Bus routes to City Centre
- Sea front and Marina ready to hand

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Basement	94	8.73
Ground Floor – Living	169 plus bay	15.70 plus bay
Ground Floor – Rear	151	14.03
Ground Floor – Kitchen	80	7.43
First Floor – Bedroom 1	146 plus bay	13.56 plus bay
First Floor – Bedroom 2	153	14.21
First Floor – Bedroom 3	54	5.02
First Floor – Bathroom	134 plus separate WC	12.45 plus separate WC
Attic – Bedroom 4	113	10.50
Attic – Bathroom	47	4.37
<b>TOTAL</b>	<b>1141</b>	<b>106.00</b>

**AMENITIES**

- Attractive family home
- Elevated position with southerly views over townscape to sea
- Opportunity to add value by refurbishment
- Walled south facing patio garden
- Set back from highway behind small front garden
- Ideal rental for Royal Sussex Hospital sharers

**PRICE**

£575,000

**COUNCIL TAX**

Council Tax Band D.

**VAT**

VAT will not be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of D.



**VIEWINGS – 01293 441300**

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