





32 Eaton Place

Brighton, BN2 1EG

Guide price £950,000

Elegant Victorian Home in Prime Brighton Location – Over 2,100 Sq Ft of Timeless Charm & Modern Comfort



- Stunning Four/Five Bedroom Family Home
  - Close to Hospital, Brighton College & Seafront
  - Wonderful High Ceilings & A Wealth of Period Features
  - En-Suite To Principle Bedroom
  - Separate Utility room
- Over 2,100 Sq Ft of Luxury Living Space
  - Mark Wilkinson Designer Kitchen
  - High Spec Family Bathroom
  - Sunny Paved Rear Garden
  - Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

