



34 Eaton Place

Brighton, BN2 1EG

Guide price £1,150,000

A beautifully presented freehold Victorian townhouse of approximately 2,659sq ft arranged over four floors, ideally positioned within a short walk of Brighton College and the seafront, combining elegant period character with a high specification finish and excellent versatility.



- Freehold Victorian townhouse arranged over four floors
- Four genuine double bedrooms
- Lower ground floor with private entrance plus internal connection
- Elegant sitting room with bay window, shutters and feature fireplace
- Walled rear patio garden, ideal for low maintenance outdoor space
- Approx 2,659 sq ft of internal accommodation
- Three bath and shower rooms
- High specification kitchen and contemporary finishes throughout
- Retained period detail including ornate cornicing and ceiling roses
- Short walk to Brighton College, Royal Sussex County Hospital and Brighton Beach

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



EATON PLACE

Approx. Gross Internal Floor Area = 247.04 sq m / 2659.1 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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