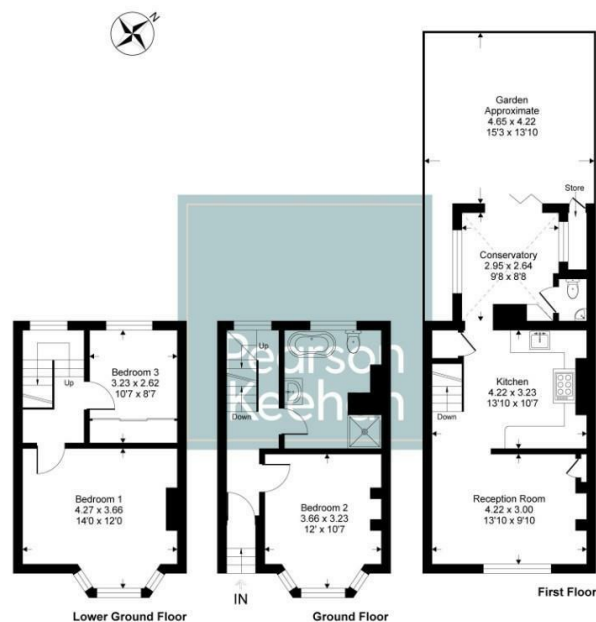




Franklin Street, Brighton, BN2 3AL  
Guide price £500,000 - Freehold

Pearson  
Keehan

**Franklin Street, BN2**  
Approximate Gross Internal Area = 92 sq m / 989 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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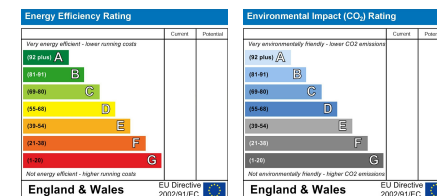
**Council Tax: C**

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Pearson Keehan are delighted to bring to the market this charming three bedroom mid-terraced house set over three floors, situated in a popular residential area close to Brighton city centre as well as Brighton Station and numerous trendy local establishments.

Stepping inside this well-appointed property, starting at the top of the house, you have two double bedrooms and access to the large loft space. Serving the ground floor, you have a bay-fronted bedroom and generously sized family bathroom with rolltop bath and separate shower cubicle. Moving downstairs, you have the cosy living room with log burning stove, modern kitchen, cloakroom and conservatory that leads out to the favoured south-westerly aspect decked rear garden. The garden is a particular feature of this house, providing an excellent space to enjoy outside dining and entertaining for those long summer evenings.

In terms of location, Franklin Street is a quiet cul-de-sac located off Franklin Road and nearby amenities include numerous trendy coffee shops, restaurants and independent stores. Several local schools are within close proximity as well as Brighton Mainline Railway Station making the property ideal for families and commuters alike. Furthermore, Brighton City Centre is within walking distance, along with Brighton's famous seafront.



**Pearson Keehan**

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