



Kipling Avenue  
Brighton  
East Sussex  
BN2 6UF

Offers in Excess of £675,000

bettermove

# Kipling Avenue Brighton

Bettermove are proud to present this impressive 5 bedroom Semi-Detached House in the sought after area of Brighton.

The property benefits from double glazing, solar panels, gas central heating throughout and has ample off street parking available via the driveway with an EV Charging point. The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room, the fitted kitchen and one double bedroom with an ensuite bathroom on the ground floor. The first floor consists of three bedrooms, the family bathroom and separate WC. The second floor hosts one double bedroom with a dressing room, ensuite bathroom and an office room also suitable as a nursery or single bedroom. The exterior boasts a private rear south facing garden, perfect for enjoying the summer months.

Located in a popular residential area of Brighton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A27 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.







Total area: approx. 164.0 sq. metres

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|   | EU Directive 2002/91/EC |           |



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)

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