



Guide Price
£250,000
Share of Freehold

St. Margarets Place, Brighton

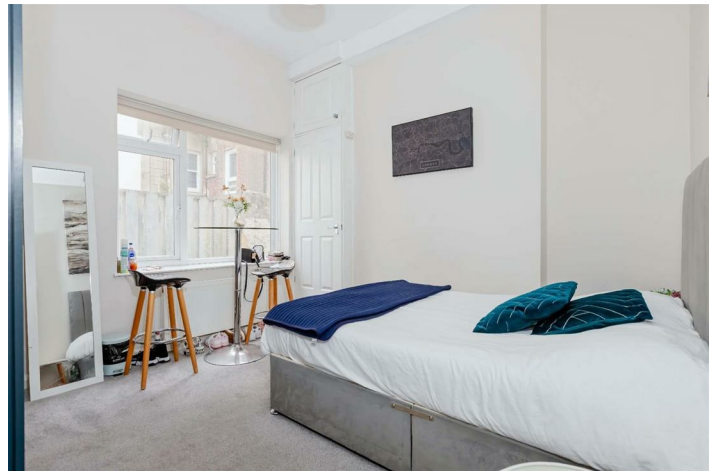
- A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER CENTRAL BRIGHTON LOCATION
- CLOSE PROXIMITY TO BRIGHTON STATION
- SEPARATE MODERN FITTED KITCHEN
- IDEAL FIRST TIME BUY
- SHARE OF FREEHOLD

*** GUIDE PRICE £250,000 - £275,000 ***

Robert Luff & Co are delighted to offer to market this beautifully presented one bedroom apartment which occupies part of this period building located just off Brighton seafront in the quiet residential St Margarets Place. This apartments benefits from being ideally situated with Brighton Seafront, the promenade, British Airways i360 attraction, Churchill Square and the famous Brighton Lanes all on your doorstep. Brighton train station is 0.5 miles away with its direct commuter links to London Victoria & London Bridge.

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Accommodation

Entrance Hall

Kitchen 10'4 x 4'6 (3.15m x 1.37m)

Living Room 13'10 x 10'5 (4.22m x 3.18m)

Bedroom 11'10 x 11'7 (3.61m x 3.53m)

Shower Room

Utility

AGENTS NOTES

SHARE OF FREEHOLD

SC: 1600 PA

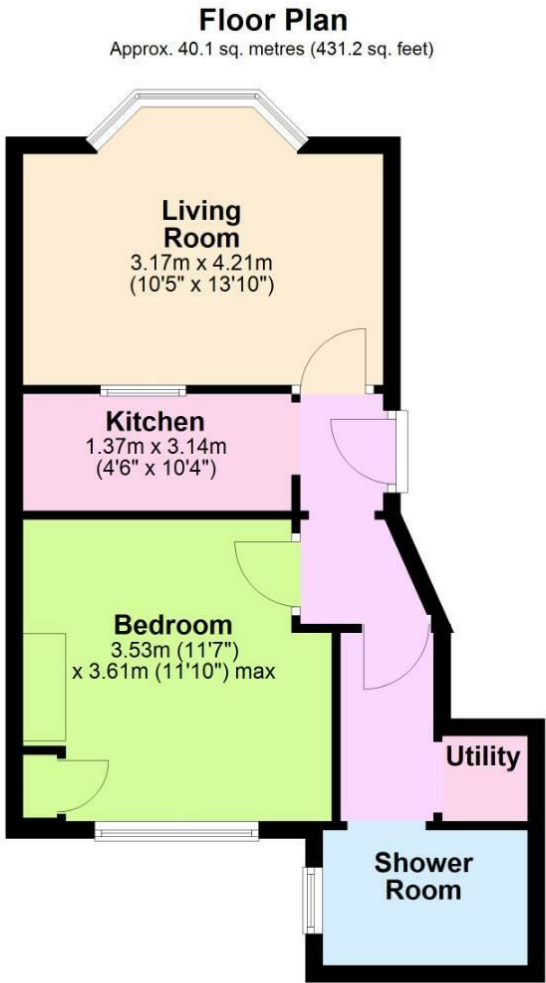
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28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Total area: approx. 40.1 sq. metres (431.2 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.