50 St James Street
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Letting & Selling Homes

# Edward Street

## , Brighton, BN2 0JG

## Asking Price £240,000

A RECENTLY REFURBISHED TWO BEDROOM CONVERSION FLAT with that rarest of thing's, it's own PRIVATE DECKED PATIO GARDEN.

This is a unique property having all the character that comes with being converted from a commercial building.
The Property comprises: hall, stairs to first floor, open plan kitchen/ reception room, bedroom, office room, luxury bathroom and own private decked patio garden.

The property is located close to the centre of town with excellent shopping and entertainment facilities a short walk away. You can see the sea from one end of the street, and it is an easy walk to the beach.
The beautiful green spaces of Queens Park are also just around the corner.
The area is served by an excellent local bus service and Brighton mainline station is within walking distance with trains to whisk you to both London and Gatwick.

This property is perfect for first time buyers or investors wanting the benefits of a property near both the beach and centre of Brighton.
Share of Freehold with 998 year lease.
Service Charge: There are two flats in the building and service charge is split 50/50 between them.

- ONE BEDROOM FIRST FLOOR FLAT
- OPEN PLAN KITCHEN/RECEPTION ROOM
- NEW MODERN FITTED KITCHEN
- NEW CARPETS AND FLOORING
- LUXURY BATHROOM
- NEWLY REFURBISHED
- OWN PRIVATE ENTRANCE
- DECKED PATIO GARDEN
- SHARE OF FREEHOLD
- CHAIN FREE

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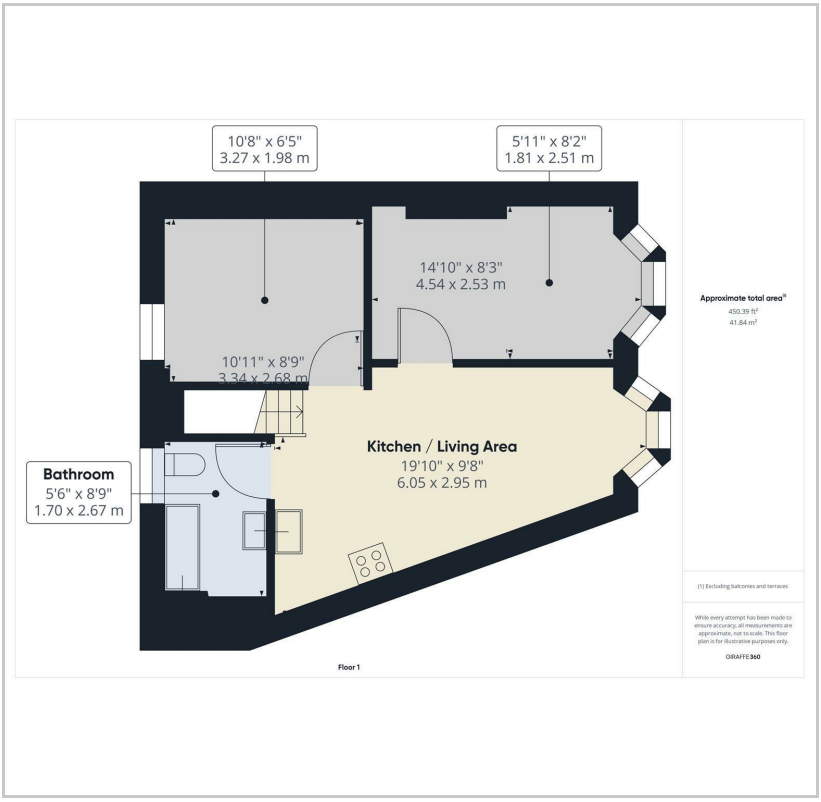
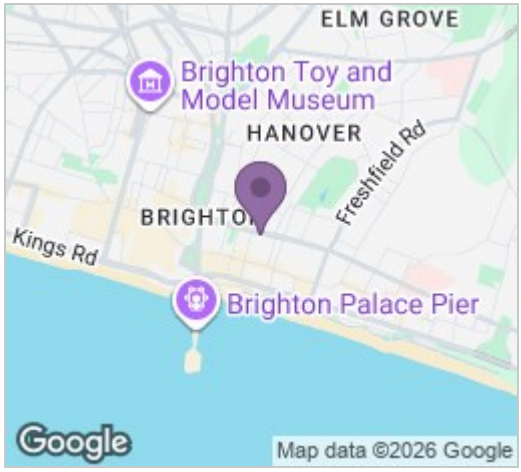
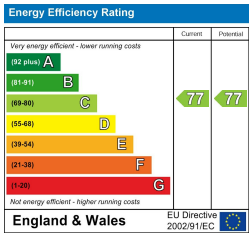
## Floor Plan

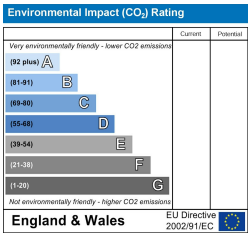



## Area Map




## Energy Efficiency Graph



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