

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

Background User  
T: 01273 915400  
E:



## Eaton Place

, Brighton, BN2 1EH

### Asking Price £250,000

Nestled in the charming Eaton Place, Brighton, this delightful one-bedroom flat offers a unique blend of modern living and historical elegance. Set within a Grade II listed building, the property boasts a characterful exterior that reflects the rich heritage of the area, while the interior has been thoughtfully designed to meet contemporary needs.

Upon entering, you are welcomed into a spacious open-plan kitchen and reception room, perfect for both relaxation and entertaining. The layout allows for a seamless flow between cooking and socialising, making it an ideal space for gatherings with friends or quiet evenings at home. The kitchen is well-equipped, ensuring that culinary enthusiasts will find it a joy to prepare meals.

The bedroom is generously sized, providing a comfortable retreat at the end of the day. The flat also features a modern shower room, designed with convenience in mind, offering a refreshing space to start or end your day. Additionally, a large separate storage room adds practicality, allowing for the easy organisation of belongings and keeping the living space clutter-free.

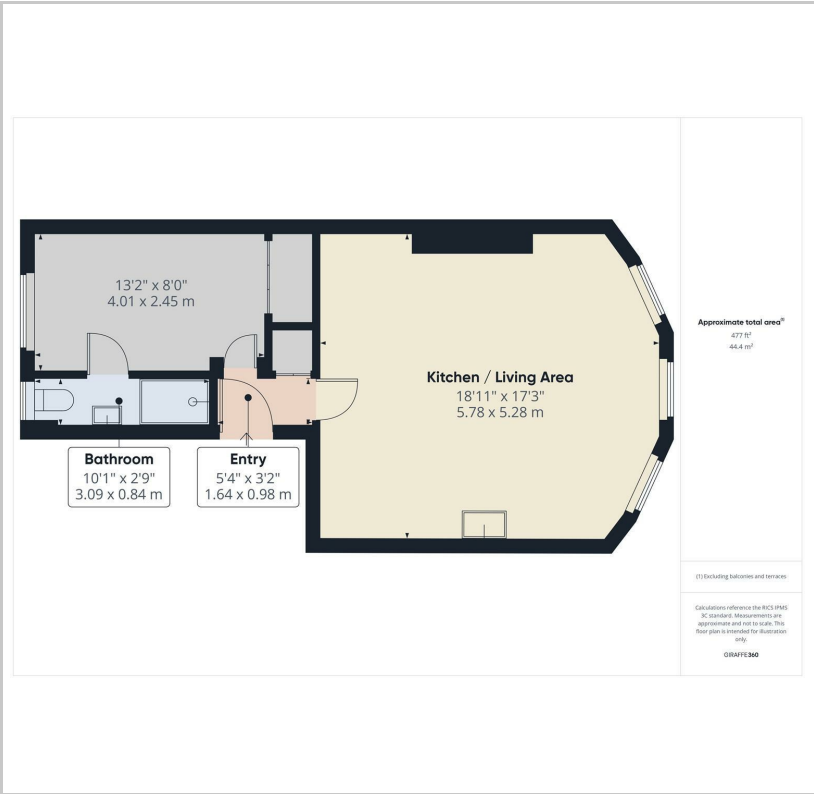
Living in Eaton Place means you are just a stone's throw away from the vibrant culture and amenities that Brighton has to offer. From the stunning seafront to an array of shops, restaurants, and entertainment options, this location is perfect for those who appreciate both the tranquillity of home and the excitement of city life.

This property is an excellent opportunity for anyone seeking a stylish and spacious flat in one of

- LARGE SECOND FLOOR ONE BEDROOM CONVERSION FLAT
- OPEN PLAN KITCHEN RECEPTION ROOM
- SHOWER ROOM
- LARGE SEPERATE STORAGE ROOM
- GRADE II LISTED EARLY VICTORIAN BUILDING
- CLOSE TO THE BEACH
- RIGHT IN THE HEART OF KEMPTOWN AND CLOSE TO THE VILLAGE
- CHAIN FREE
- SHARE OF FREEHOLD



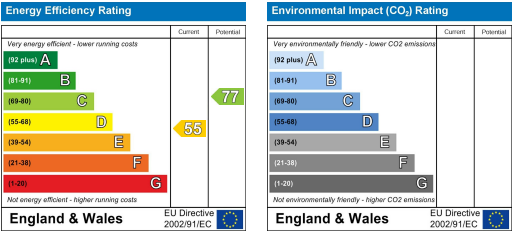
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.