

50 St James Street
Brighton
East Sussex
BN2 1QG

Background User
T: 01273 915400
E:



Great College Street , Brighton, BN2 1HJ Asking Price £300,000

Nestled in the charming Kemp Town Village, this delightful one-bedroom garden flat on Great College Street offers a perfect blend of original features and modern living. As you enter, you are welcomed by a spacious hall that leads to a large bright reception room, ideal for both relaxation and entertaining. The double bedroom provides a serene retreat, while the well-appointed kitchen is perfect for culinary enthusiasts.

The bathroom is conveniently located, ensuring comfort and privacy. One of the standout features of this property is the lovely patio garden, a perfect spot for enjoying the fresh air or hosting summer gatherings. The little bit of garden at the front also belongs to 3. Quite a nice drinks gathering space with neighbours on a sunny evening!

The location is truly enviable, with the creative & bohemian atmosphere of Kemp Town Village right at your doorstep. You will find yourself just a short stroll away from the beach, making it easy to enjoy the seaside whenever you wish. Additionally, Brighton College and The Royal Sussex Hospital are nearby, adding to the appeal for both investors and young professional first time buyers alike.

This property is a wonderful opportunity for those seeking a charming home in a sought-after area of Brighton. Don't miss the chance to make this lovely garden flat your own.

Share of Freehold
Lease: 996 Years

Service charge is a straight forward 50/50 split with the upstairs flat.

Permit Parking Zone: H

- ONE BEDROOM GROUND FLOOR FLAT
- LARGE RECEPTION ROOM
- ORIGINAL FEATURES
- KITCHEN
- BATHROOM
- PRIVATE PATIO GARDEN AND FRONT GARDEN
- POPULAR KEMP TOWN VILLAGE LOCATION
- CLOSE TO THE BEACH
- CHAIN FREE
- SHARE OF FREEHOLD



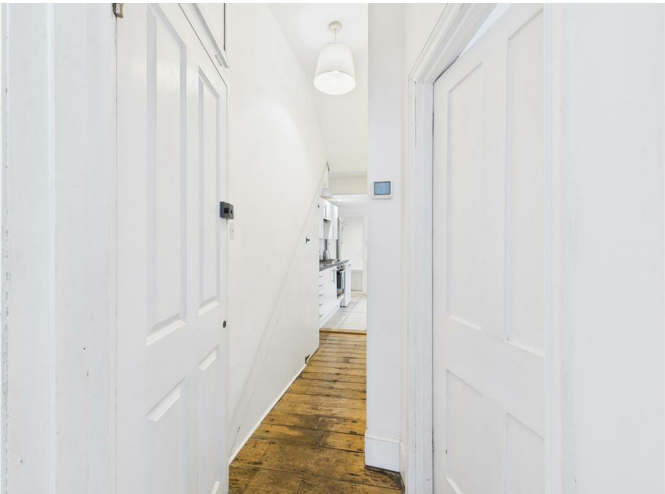
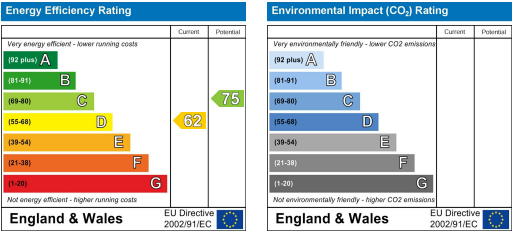
Floor Plan



Area Map



Energy Efficiency Graph



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