

50 St James Street
Brighton
East Sussex
BN2 1QG

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Burlington Street , BN2 1AU Asking Price £370,000

A lovely lower ground floor flat with private patio garden in the heart of Kempton village, just a few seconds walk from the seafront. Well presented, with two double bedrooms, ample storage space and a spacious, open plan layout. Chain free!

The property comprises a well-maintained entrance hall with stylish front access. Open plan kitchen and lounge area, where natural light comes in through the large patio doors. These open onto the substantial private patio garden from which a stylish metal stair case ascends to a discrete rear entrance and over terrace overlooking the patio.

Each of the two double bedrooms are positioned at opposite ends of the property, a layout which lends itself well to friends sharing, a couple wanting a spare room/office space, or even a small family. Both bedrooms have built-in wardrobes and built-in storage runs the length of the hallway.

The shared bathroom has been fitted out as a luxury shower room and there is also a luxury en suite bathroom off the rear bedroom.

The flat is situated within an elegant period building within the famous Kemp town village. The seafront is just a few seconds walk, viewable at the end of the street.

With the beach close by. Here you have all the benefits of the new open air swimming pool, fitness classes, café and coworking space.

The excellent coffee shops, restaurants and pubs of Kemp town and the Marina are on your doorstep, as is the local hospital, with the famous Laines; theatre and shopping of Brighton Centre also within walking distance. The property is well served by regular bus services and Brighton train station provides fast access to London, Gatwick and the surrounding areas.

- TWO BEDROOM FLAT
- OPEN PLAN KITCHEN/RECEPTION ROOM
- TWO BATHROOMS
- PRIVATE PATIO GARDEN
- PRIVATE FRONT ENTRANCE
- DISCRETE REAR EXIT
- BASEMENT FLAT
- CLOSE TO THE BEACH
- RIGHT IN THE HEART OF KEMP TOWN VILLAGE
- IMMACULATE FLAT



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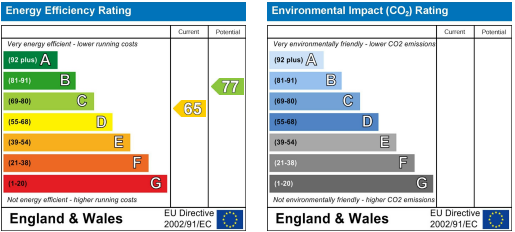
Floor Plan



Area Map



Energy Efficiency Graph



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