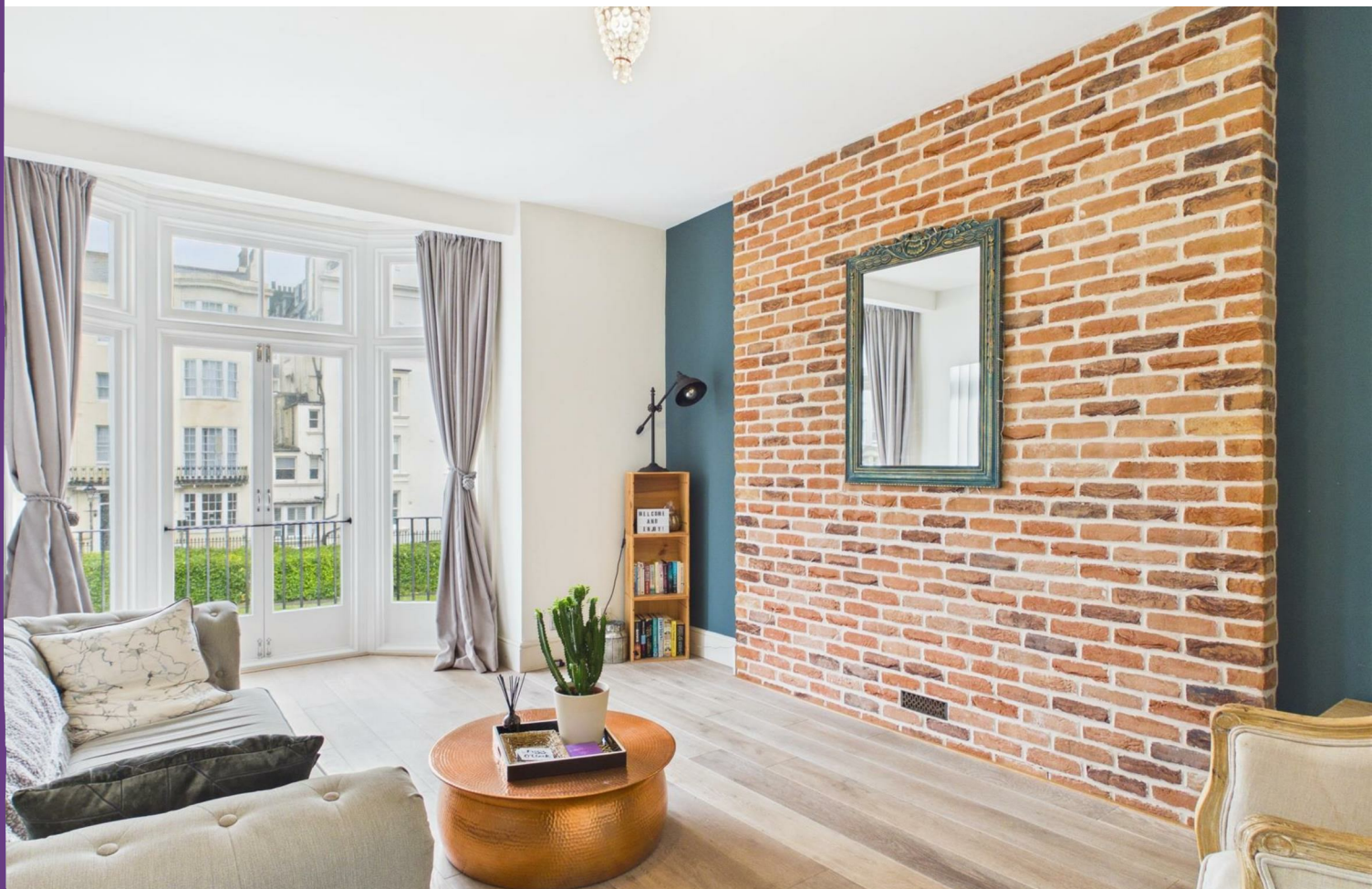


50 St James Street
Brighton
East Sussex
BN2 1QG

Background User
T: 01273 915400
E:



New Steine , Brighton, BN2 1PB Asking Price £265,000

Situated just off the world famous Brighton seafront in popular kemp town with its array of excellent restaurants, bars, shops and with easy access to the city centre, is this spacious, one bedroom, first floor flat with sea views.

Set on the first floor of this Regency building, the flat has a generously proportioned front room with high ceilings and a lovely brick featured wall. The spacious and light lounge has a large bay Juliette balcony with views onto the regency garden and seafront. There is a double bedroom to the rear of the property with space for double bed and chest of drawers. The kitchen is light and bright and is fitted with a range of modern fitted unit's with washing machine, fridge/freezer and cooker. The shower room has a large shower unit, basin and w.c.

Beautifully decorated and well-presented, this apartment is perfect for buyers wanting to experience the benefits of the coastal lifestyle.

Lease: 87 years(our client is at present negotiating a lease extension with the freeholder, lightly to add an additional 90 years, so the property would then have a 177 year lease).

Service Charge: £2,079 per annum (This is taken quarterly as £301 for service charge and £218.75 for reserve fund)

Ground Rent: Presently £300 per annum which reduces to nil once the new lease is in place.

EPC Rating: C

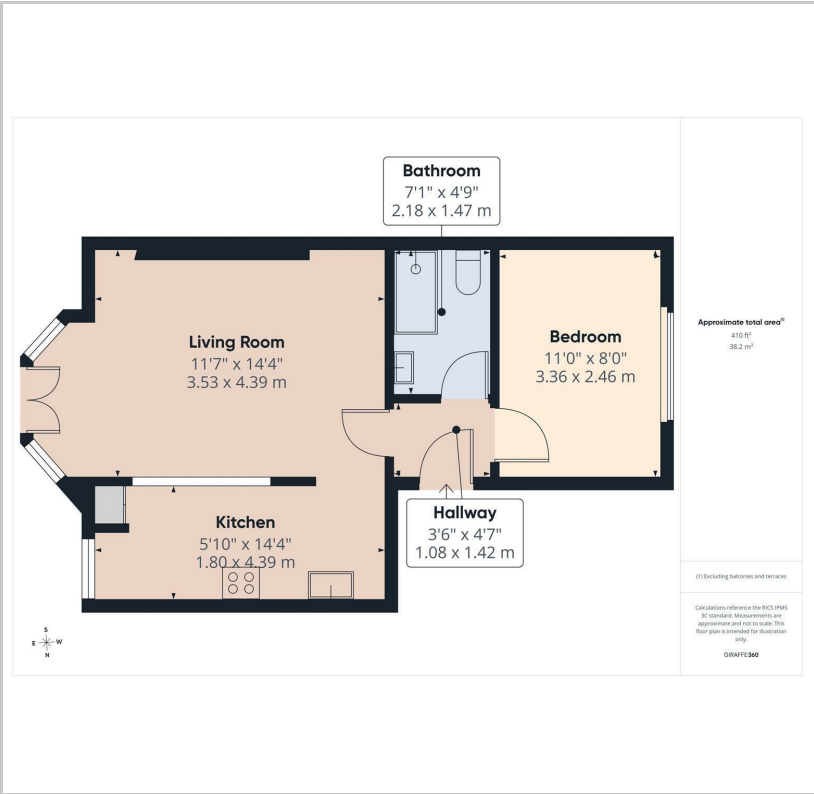
Council Tax Band: A

Viewing highly recommended call us on 01273 915400

- ONE BEDROOM FIRST FLOOR FLAT
- OPEN PLAN KITCHEN/RECEPTION ROOM
- SHOWER ROOM
- MAGNIFICENT VIEWS ACROSS NEW STEINE TO THE SEA
- RIGHT IN THE HEART OF KEMPTOWN
- CLOSE TO THE BEACH
- EAST CLIFF CONSERVATION AREA
- LEASEHOLD BEING EXTENDED TO 177 YEARS
- CHAIN FREE



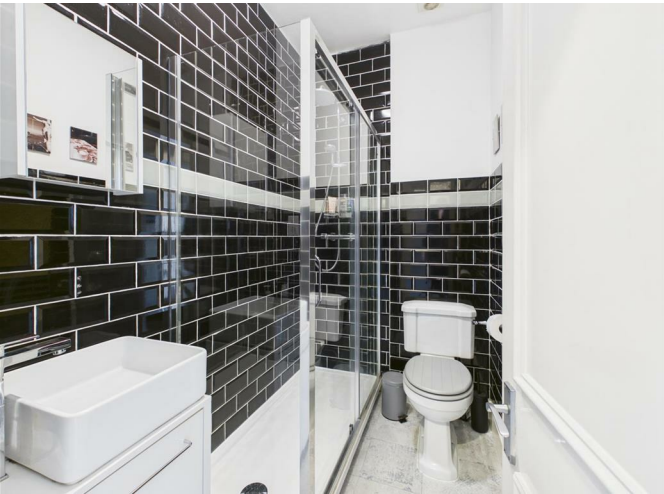
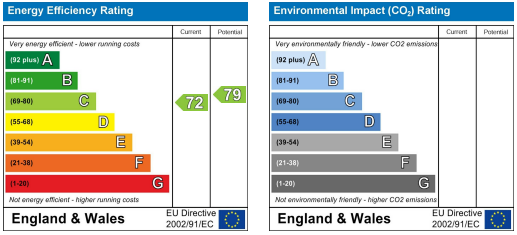
Floor Plan



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.