

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

Background User  
T: 01273 915400  
E:



## New Steine

, Brighton, BN2 1PB

**Asking Price £189,950**

A LOVELY ONE BEDROOM FLAT OVERLOOKING NEW STEINE GARDENS AND with in EAST CLIFF CONSERVATION AREA, CLOSE TO THE BEACH.

The property located, right in the heart of Kemp Town within easy access of the seafront, the bars, restaurants and cafes and within close proximity to local buses.

This one bedroom flat is set on the upper level of this property which affords lovely views over New Steine Gardens and oblique sea views.

The property comprises: reception room, kitchen, bedroom and bathroom.

This would be a great buy for buyers wanting a flat near central Brighton to enjoy all the benefits of coastal living.

Lease: 135 years

Service Charge: £2,002 per annum

Ground Rent: £100 per annum

Council Tax Band: A

EPC Rating: E

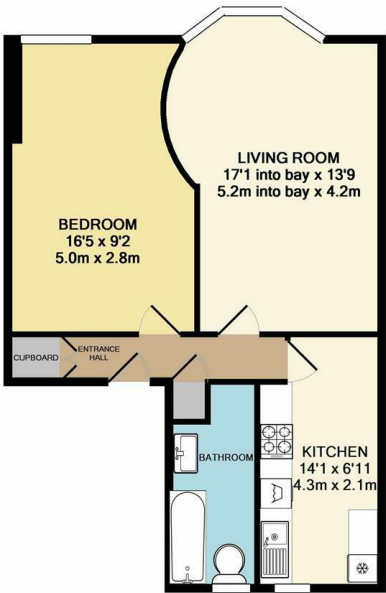
- ONE BEDROOM
- RECEPTION ROOM
- KITCHEN
- BATHROOM
- GREAT VIEW OVER NEW STEINE GREEN TO THE SEA
- CHAIN FREE



[www.tpsb.co.uk](http://www.tpsb.co.uk)



Floor Plan



TOTAL APPROX. FLOOR AREA 541 SQ.FT. (50.3 SQ.M.)

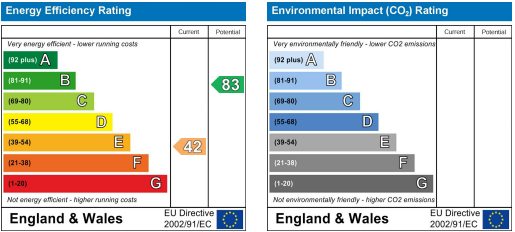
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Area Map



Energy Efficiency Graph



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