

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

Background User  
T: 01273 915400  
E:



## New Steine , Brighton, BN2 1PB Asking Price £235,000

LARGE ONE BEDROOM RAISED GROUND FLOOR FLAT WITH VIEWS ACROSS NEW STEINE TO THE SEA.

The property is with in THE EAST CLIFF CONSERVATION AREA and situated just off Brighton seafront in Kemp town with its array of restaurants, bars, shops and easy access to the city centre. Set on the ground floor of this Regency building the flat has generous size rooms, high ceilings and period details. The spacious lounge has an attractive ornamental fireplace and large bay window with views onto the seafront. There is a double bedroom to the rear of the property with double bed and wardrobe. The kitchen is light and bright and is fitted with a range modern units and plumbed for dishwasher & washing machine, also has space for fridge/freezer and cooker. The bathroom has a shower over the bath and basin and there is a separate w.c. and basin just off the hallway.

This property is perfect for buyers wanting a lovely flat in which to enjoy all the benefits of coastal living.

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: £300 per annum

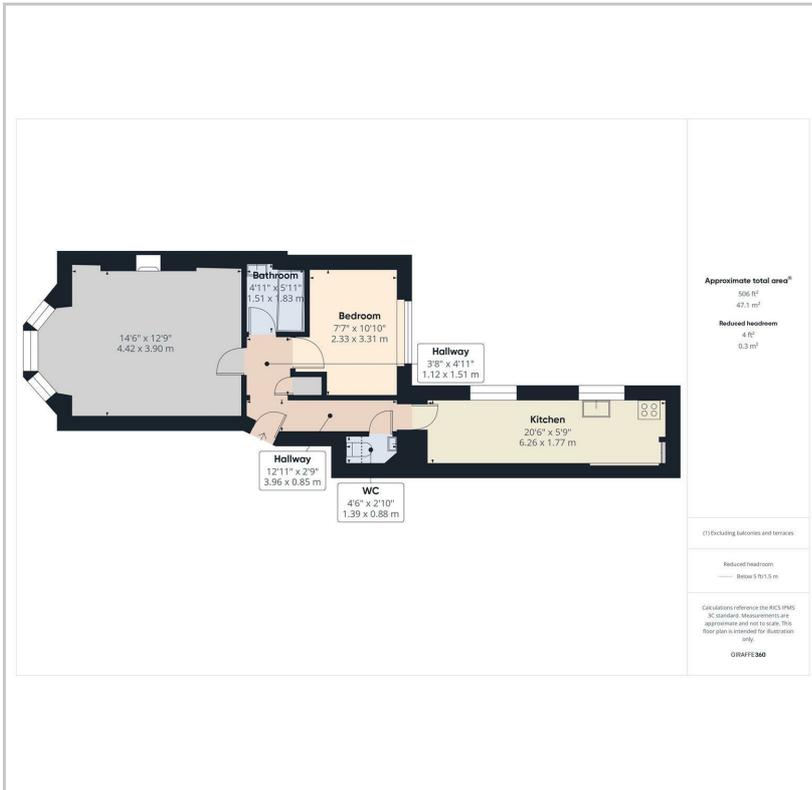
EPC Rating: C

Council Tax Band: A

- ONE BEDROOM
- LARGE RECEPTION ROOM
- KITCHEN
- BATHROOM
- CLOACKROOM
- VIEWS OVER 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



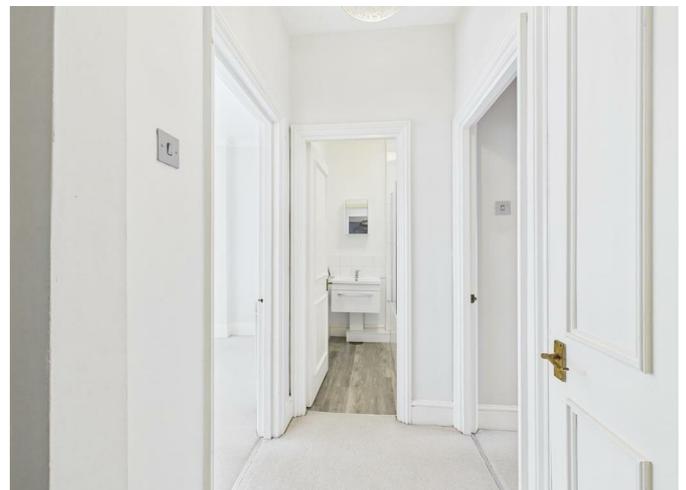
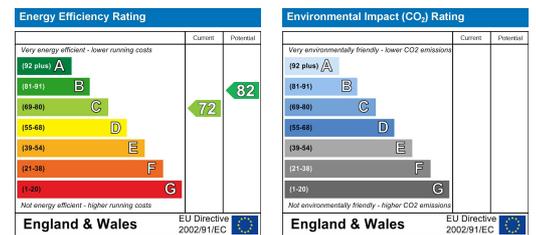
## Floor Plan



## Area Map



## Energy Efficiency Graph



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