

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

T 01273 915400  
E olga.wojnarova@tpsb.co.uk



## St. James's Avenue , Brighton, BN2 1QD Offers in excess of £825,000

A Double Fronted Edwardian Four Bedroom End of Terrace House, with much charm and character.

This property provides you with every opportunity to indulge your urge to party like "the Great Gatsby" and is quite simply perfect for entertaining. The patio garden leads out from the discreet raised dining area of the kitchen/ breakfast room with its bespoke walnut handmade units and quartz worktops, with exquisite central island. Once out on the patio you can ascend via an external staircase to a tranquil Bali style lounging roof terrace, that will bring out your inner rock star, this area flows naturally from the reception room and provides the most wonderful setting to enjoy time with family and friends.

The property comprises:

Entrance on both the raised ground floor and lower ground floor, two halls, reception room, Chic Kitchen/ breakfast room with bespoke walnut cabinets, central island, quartz worktops, inset appliances: include four ovens: steam, convection, rotisserie and microwave, fridge freezer, double basin and separate basin with Quooker tap, raised dining area, four double bedrooms, dressing room, two luxury wet rooms arranged as a master bathroom and large shower room, patio garden with stairs ascending to a tranquil Bali style roof terrace and a Juliette balcony to the front off the large first floor landing, large loft with possibility subject to planning of extending into, but really the house is more than large enough for most buyers.

The property is situated right in the heart of fashionable Kemptown close to the Beach with sea views greeting you as you walk out on to St James Street and look down towards the sea.

St James Street with its excellent shopping, restaurants, coffee shops and bars are to one end of the street and you are within an easy walk of the delights of Brighton's world famous Laines and theatres as well as the extensive central Brighton shopping facilities.

Queens Park with its lush green spaces is just up from the other end

- Double Fronted Edwardian House
- Four Bedrooms
- Reception Room
- Two Luxury Wet rooms
- Modern Hand Made Kitchen
- Patio Garden
- Roof Terrace
- Juliette Balcony
- Close to the Beach
- Chain free



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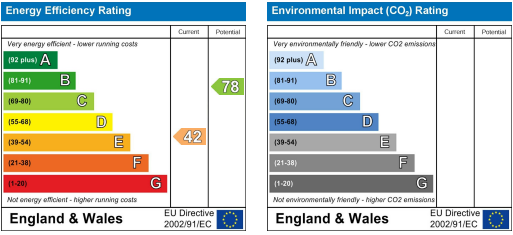
Floor Plan



Area Map



Energy Efficiency Graph



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