

# Paul Bott & Co



- Victorian Period Property
- First Floor Apartment
- Kemp Town Village
- Two Double Bedrooms

Flat 1, 24 St. Georges Road, Brighton, BN2 1ED

Offers In Excess Of £340,000

Located on St Georges Road in the very heart of the desirable Kemp Town village, this two bedroom apartment offers excellent living a stones throw from Kemp Town beach. With two double bedrooms, a beautiful bright lounge with south facing windows, a modern fitted kitchen and a lovely shower room.



## Property Description

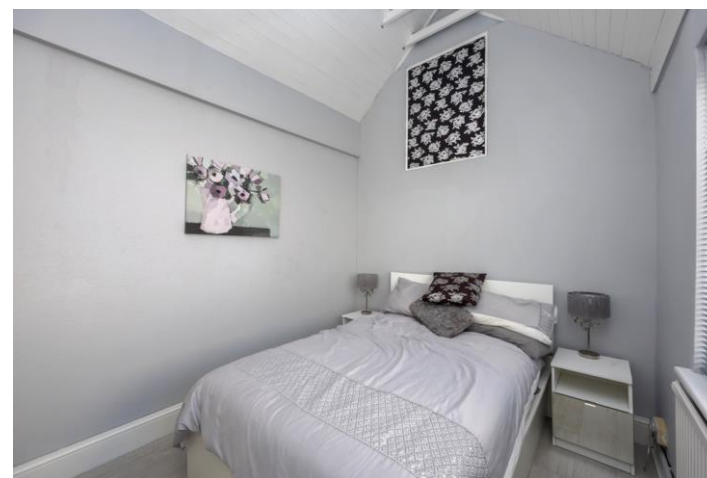
A communal entrance leads up a flight of stairs to this spacious two bedroom apartment. A wide hall space is found to the center of the property, leading off to each area of the apartment. Light and bright, you lead up steps to the first of two double bedrooms, with skylights above coupled with north facing windows allowing for excellent natural light. The second bedroom is similar in size, with a short corridor leading to it. The corridor is adorned with beautiful stain glass windows, adding a luxurious feel. Both bedrooms provide enough space for a double bed and storage options.

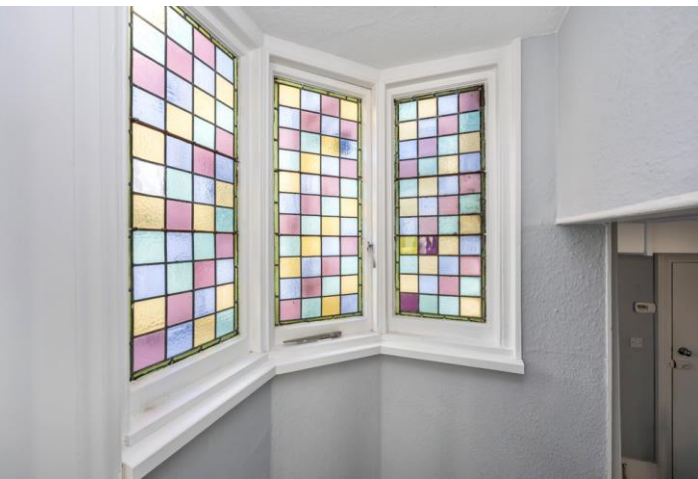
Back in the central hall space you lead up a couple of steps to the front of the property. To your left, a door leads into a modern fitted shower room, which has been completed to a high standard. Comprising of a walk in shower, modern wash basin, W/C and wall mounted cabinet, along with tiled flooring underfoot.

Continuing through you come into a modern fitted kitchen, again completed to a high standard, with fabulous storage options and a built in fridge freezer. The kitchen units are in excellent order, with a grey finish and a good quality work top and built in fridge freezer.

The kitchen leads into a spacious, bright lounge space, the perfect place to sit and relax. With a south facing bay window, including a box seat, bathing the space in natural sunlight. running off of the kitchen the space gives an open plan feel and offers and space perfect to entertain friends and family, with space for sofa's, armchairs and a dining table.

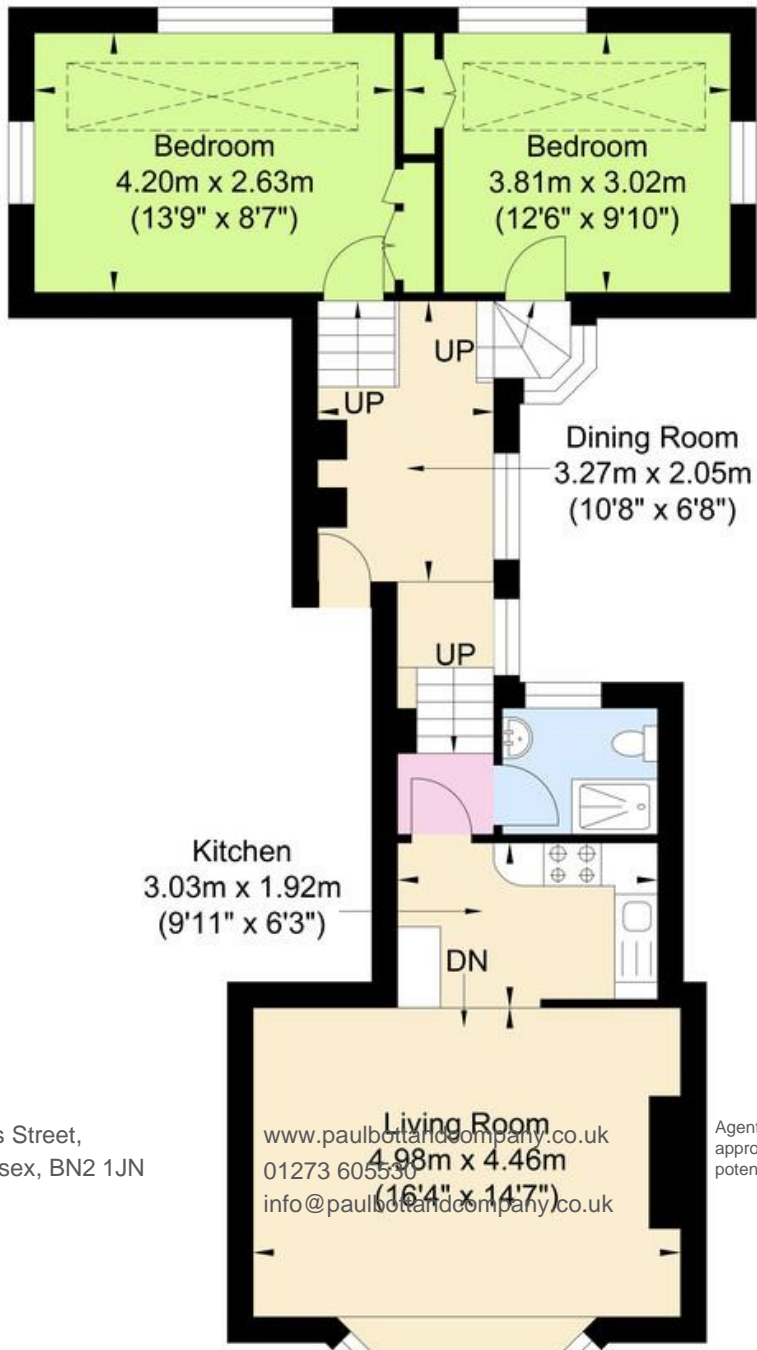
The location is truly fantastic, if you are looking for village living you have found it. Tucked in with all of the shops, bars and cafe's that the village has to offer, you also have access to excellent public transport options,





you are a stones throw from the beach, including the recently developed sea swimming lanes, not to mention being a short walk from Brighton College, The Royal Sussex County Hospital and City Centre. The property is being sold chain free with vacant possession.

# St. George's Road



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