



96 St. James's Street, Brighton, BN2 1TP

£260,000 Leasehold

Nestled in the heart of Kemptown, this beautifully presented one-bedroom flat offers a perfect blend of PERIOD CHARM and MODERN STYLE. Ideally located just moments from the seafront, town centre, and a vibrant mix of independent shops, cafés, and restaurants, the property features a SPACIOUS curved BAY-FRONTED lounge with high ceilings, original wood floorboards, and an open fireplace. A MODERN kitchen and contemporary bathroom add to the appeal, while characterful ORIGINAL FEATURES are found throughout. Offered CHAIN FREE and exclusively through Maslen Estate Agents, this is a fantastic opportunity to secure a stylish home in one of Brighton's most SOUGHT AFTER neighbourhoods. Viewings are highly recommended. Energy Rating: C69

Communal Entrance

Personal front door to:

Entrance Lobby

Window to side, storage cupboard, radiator.

Hallway

Cupboard housing fuse board, double radiator, wooden floorboards, further storage cupboard, entry phone, thermostat.

Bedroom

Sash window to rear, built in wardrobes & storage, double radiator, original wood floorboards.

Bathroom

White suite comprising panelled bath with shower over & mixer taps, pedestal wash hand basin with mixer taps, low level WC with dual flush, radiator, part tiled walls, vinyl flooring.

Lounge

Sash bay window to front with storage bench below, open fire place, 2 x double radiators, original wood floorboards, shelving.

Kitchen

Range of wall & base units with roll edge work surfaces over, inset stainless steel sink unit with mixer taps & drainer, integrated oven with 4 ring electric hob over, extractor above, space & plumbing for washing machine, space for tall fridge/freezer, wall mounted 'Vailant' combi boiler, part tiled walls, vinyl flooring, sash window to front.

Total approx floor area

58.4 sq.m. (628.3 sq.ft.)

Council Tax Band A

Parking Zone C

V1



First Floor



Total area: approx. 58.4 sq. metres (628.3 sq. feet)

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. Plan produced using PlanUp.

St James Street

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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