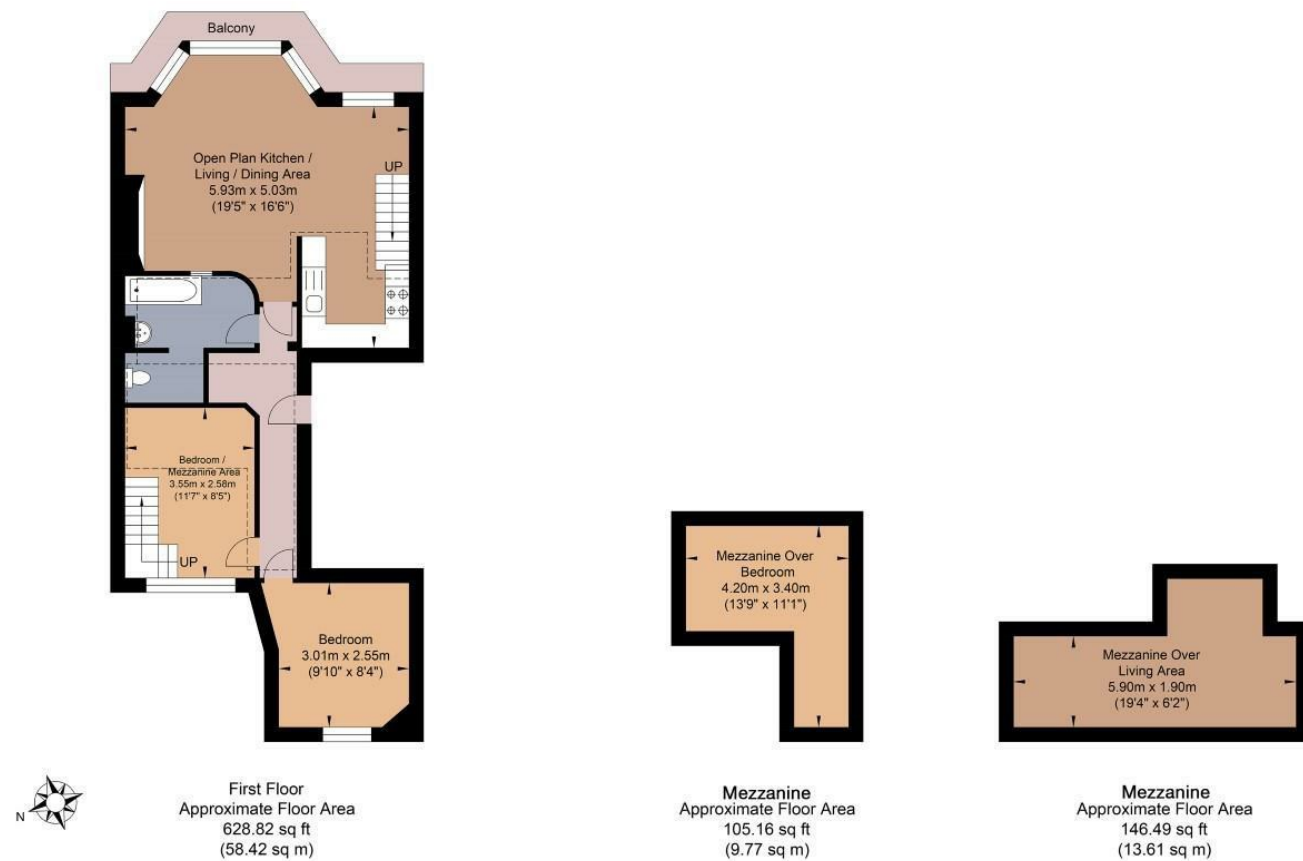


St Michael's Place

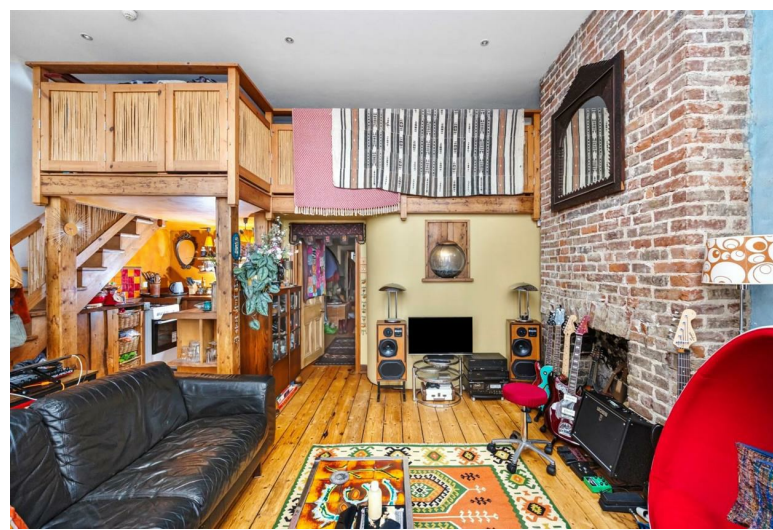


Total Area Approx 880.48 sq ft

Flat 2, 18 St. Michael's Place, Brighton, BN1 3FT

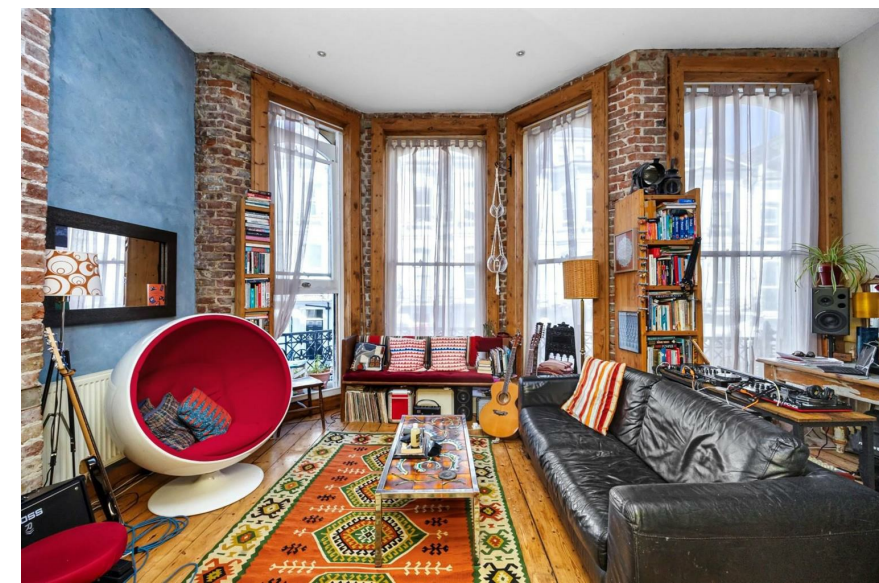
To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£450,000
Leasehold - Share of Freehold



Flat 2, 18 St. Michael's Place Brighton, BN1 3FT

Occupying the entire first floor of a substantial Victorian property, this delightful two/three bedroom apartment has been superbly designed offering a clever use of space to create more floor space by incorporating mezzanine levels with high lofty ceilings. This charming property is a real one-off that oozes personality with numerous character features including many natural wood finishes, exposed brick feature walls, custom-built kitchen and skilfully mosaic-tiled bathroom, just to name a few. The open-plan living space benefits from a flow of natural light with its high ceilings and floor-to-ceiling sash windows which lead out to the full-width balcony with wrought iron enclosures. Located in the forever stylish Clifton Hill district of Brighton, combining quiet with convenience - really handy for Brighton mainline railway station and all the offerings of our vibrant city's centre. The property comes with both a share in the freehold and no onward chain.



Approach

Steps ascend to street entrance with intercom entryphone system. Wide communal hallways and stairs to first floor.

Entrance Hall

Natural wood floors, intercom entryphone.

Open-Plan Kitchen/Dining/Living Area:

5.93m x 5.03m (19'5" x 16'6")

Kitchen Area

Custom-built natural wood kitchen, chunky wood worktops with storage below and inset butler sink with mixer tap.

Living/Dining Area

High ceilings, floor-to-ceiling large bay with sash windows plus additional floor-to-ceiling sash window with natural wood window frames that lead to the full-width balcony. Exposed brick feature wall and exposed brick chimney breast. Stairs ascend to:

Mezzanine Level

5.90m x 1.90m (19'4" x 6'2")

Natural wood floor and gallery overlooking living/dining area. Currently used as sleeping area.

Bedroom

3.55m x 2.58m (11'7" x 8'5")

High ceilings, natural wood floor, feature glass bricks inset to wall, window to rear, built-in storage, stairs ascend to raised mezzanine sleeping area measuring 4.20m x 3.40m.

Bedroom

3.01m x 2.55m (9'10" x 8'4")

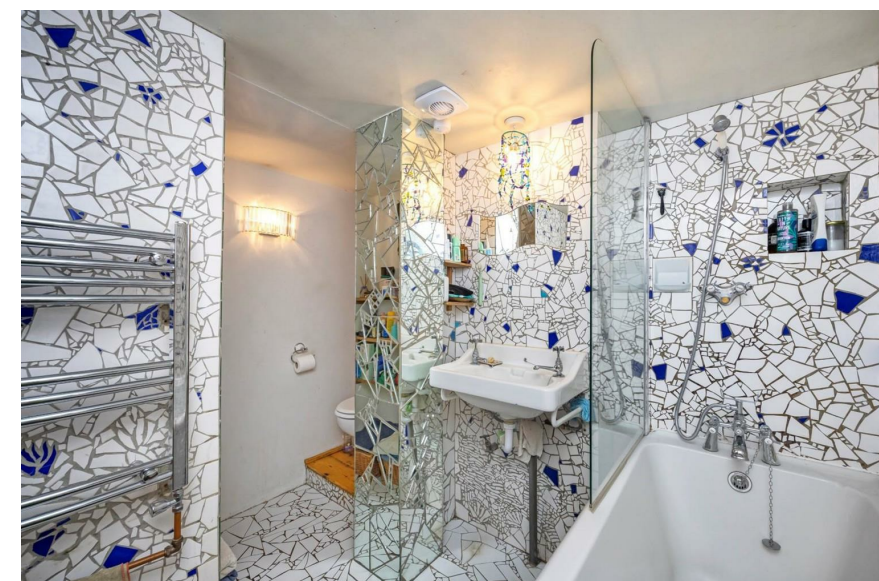
Window to rear with access to fire escape. Entrance to mini storage loft.

Bathroom

Mosaic-tiled walls and floor incorporating feature mirrored column with matching design. Roll-top claw-foot bath with Victorian style shower mixer tap and shower screen. Feature fish tank inset to wall, wash hand basin with fitted mirror over, and low-level WC with retro high-level cistern.

Balcony

Full-width to the front with wrought iron railings. Space for seating with southerly views towards the sea.



- Delightful Period Conversion
- Occupies the Entire First Floor
- Two/Three Bedrooms
- Lofty Ceilings Incorporating Mezzanine Levels
- Many Character Features
- Lots of Natural Wood Finishes
- Stylish Clifton Hill Conservation Area
- City Centre Living
- Full-Width Balcony
- Share of Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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	

Council Tax Band: **B**