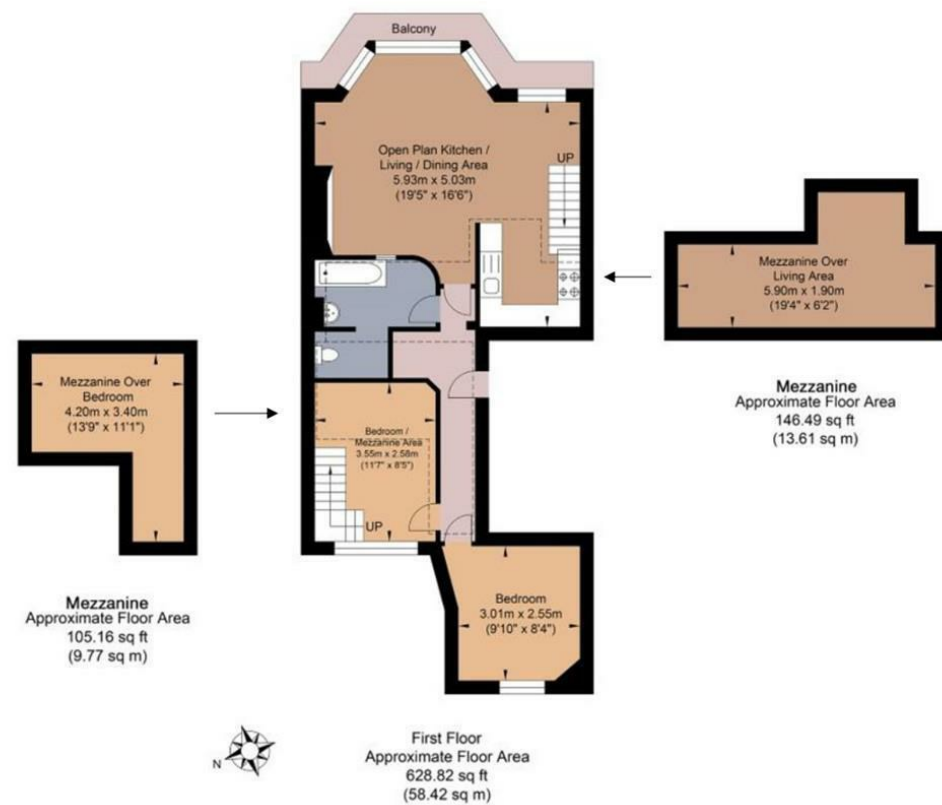


St Michael's Place



Approximate Gross Internal Area = 81.80 sq m / 880.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 880.50 sq ft

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

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

Guide Price £375,000-£400,000
Leasehold - Share of Freehold



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

*** GUIDE PRICE £375,000-£400,000 ***

This unique apartment located in the highly sought-after Clifton Hill district is being sold with a share of freehold and no onward chain. Situated on the first floor of a Victorian conversion, it has been cleverly designed making the most of its tall ceilings with the addition of mezzanine levels in the living space and one of the two bedrooms. The apartment has many interesting features including exposed brick walls, distinctive tiling to the bathroom and a cosy bespoke kitchen. The open-plan living/dining/kitchen area is flooded with light courtesy of its four full-height sash windows, and leads onto a wrought iron balcony which spans the width of the room and offers glimpses of the sea. This convenient location offers close proximity to a wealth of amenities including Brighton railway station, the popular Seven Dials shopping thoroughfare and the many shops, cafes and restaurants on Western Road, as well as being a 10-minute walk to the seafront.

Communal Entrance Hall

Accessed from street entrance via intercom entryphone system, stairs up to first floor.

Flat Entrance Hall

Exposed floorboards, doors into bedrooms, bathroom and:

Open-Plan Living/Dining/Kitchen:

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

Living/Dining Area

Full-height bay with three sash windows plus further full-height sash window to front leading to full-width wrought iron balcony. Feature exposed brick wall and chimney breast, exposed floorboards, high ceilings and stairs ascending to:

Mezzanine

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

Timber-built, overlooking living/dining area and currently used as a sleeping area.

Kitchen Area

Bespoke kitchen comprising naturally irregular-edged wooden worktops with shelving and drawers below and tiled splashbacks, space for cooker and washing machine, inset butler sink with mixer tap, wall-mounted shelving and exposed floorboards.

Bedroom

Window to rear, open understair wardrobe storage including hanging rail, feature inset glass bricks giving borrowed light to hallway, exposed floorboards, high ceilings and stairs ascending to:

Mezzanine

4.20m x 3.40m (13'9" x 11'1")

Timber-built, overlooking bedroom and currently used as a sleeping area.

Bedroom

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

Window to rear, built-in worktop and corner shelving, access to small loft storage and access to fire escape.

Bathroom

Walls and floor fully-tiled with distinctive broken mosaic tiles and feature fish tank inset to wall. White bathroom suite comprising fitted roll-top claw-foot bath with glass shower screen and Victorian-style mixer tap, wall-mounted wash basin and low-level WC with Victorian-style high-level cistern. Two small shelves into alcove and extractor fan.

Full-Width Balcony

Space for small table and chairs with wrought iron railings and glimpses of the sea.



- First Floor Apartment
- Victorian Period Conversion
- Cleverly Designed to Maximise Space
- Full-Width Balcony to Front
- Open-Plan Living/Dining/Kitchen Area
- High Ceilings
- Two Bedrooms Plus Two Mezzanine Levels
- Sought-After Clifton Hill Area
- Share of Freehold
- NO ONWARD CHAIN

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**