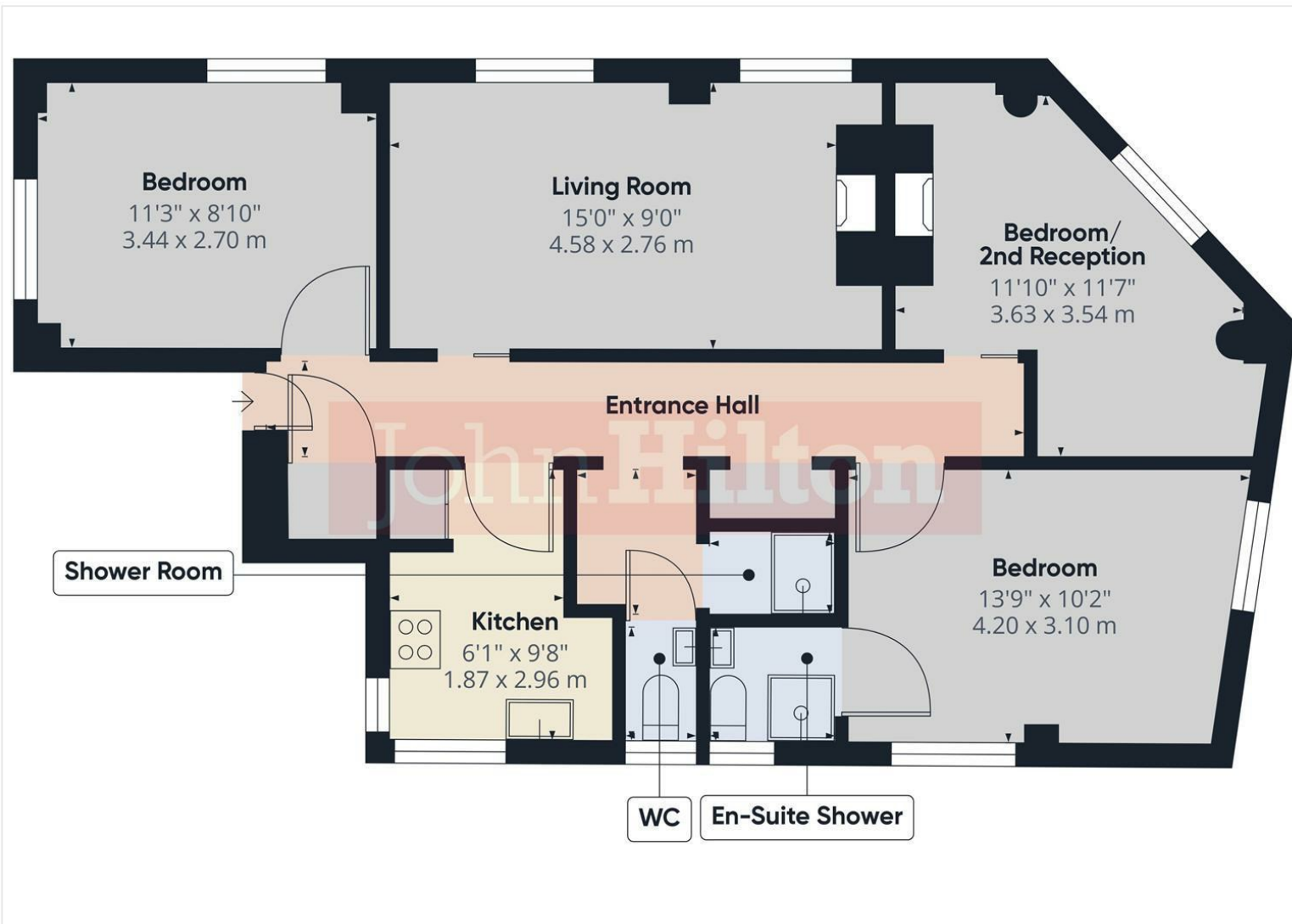


# John Hilton

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Est 1972



Total Area Approx 707.17 sq ft

Flat 2, St James's Mansions, Old Steine, Brighton, BN1 1EN

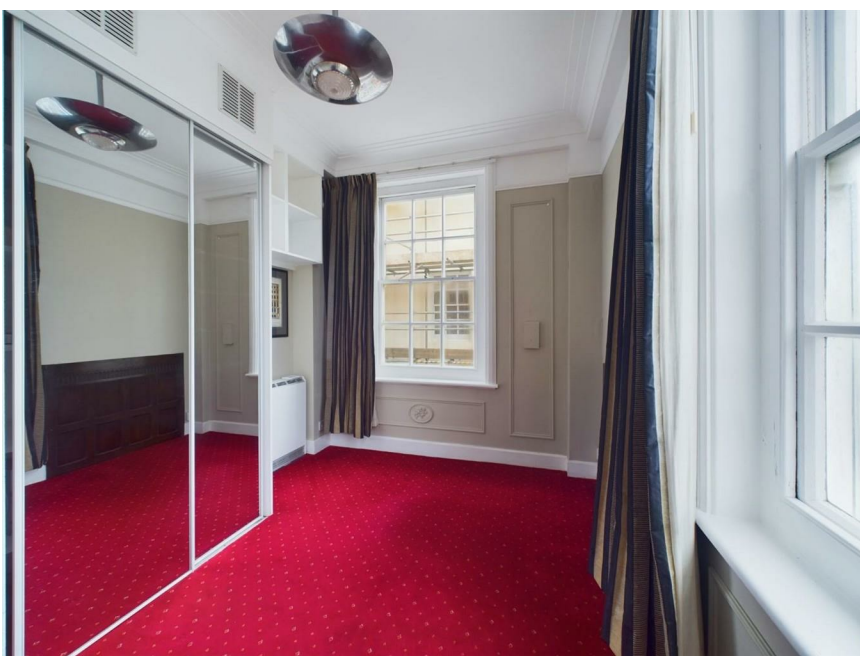
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**Guide Price £350,000-£375,000**  
**Leasehold**

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## Flat 2, St James's Mansions Old Steine, Brighton, BN1 1EN

\*\*\* GUIDE PRICE £350,000-£375,000 \*\*\*

John Hiltons are delighted to be able to offer, as sole agent and with no onward chain, this charming three bedroom purpose-built apartment which occupies the entire second floor of this 1930s low-rise block and enjoys an open outlook with a breathtaking view of the sea, the Old Steine gardens' magnificent fountain, the War Memorial and the Royal Pavilion. The property is only moments from Brighton's popular seafront and vibrant city centre alongside a host of independent cafes, restaurants and bars on the bohemian St James Street. The apartment enjoys a wealth of charming period features which nod towards the building's Art Deco era, from solid wood wall panelling and solid Oak parquet flooring to original kitchen tiles, ornate ceiling cornicing and stained glass sliding pocket doors. This unique property would particularly suit the buyer keen to be amongst the action whilst enjoying the surprising peace and calm of this 'one of a kind' apartment.

### Approach

Secure communal front door with entryphone system. Communal stairs ascend to second floor communal landing with front door opening into:

### Entrance Hall

Built-in storage cupboard housing consumer unit and electric meter, ornate ceiling cornice, electric radiator, study recess with stained glass light feature, desk and built-in shelving.

### Living Room

4.58m x 2.76m (15'0" x 9'0")

Twin timber framed sash windows to front overlooking Old Steine and the war memorial, wood panelling to all walls incorporating a feature fireplace, ornate ceiling cornice, solid wood parquet flooring and electric radiator.

### Kitchen

1.87m x 2.96m (6'1" x 9'8")

Timber framed sash window to rear. Fitted kitchen in traditional style with built-in larder cupboard, wood block work surfaces with under-mounted Butler sink and twin taps alongside a four-ring ceramic hob and oven under. Space and plumbing for washing machine and fridge, ornate ceiling cornice and solid wood parquet flooring.

### Separate WC

Obscure glazed timber framed sash window to rear, wood panelling to walls, low-level WC and small wash hand basin with mixer tap.

### Shower Room

Shower enclosure with bi-fold glass screen and electric shower, fully tiled surround, wall-mounted mirrored bathroom cabinet and extractor fan.

### Bedroom

4.20m x 3.10m (13'9" x 10'2")

Dual aspect with timber framed sash windows to rear and side. Built-in double wardrobe with mirrored fronts offering hanging and shelving, built-in dressing table/work station with shelving over alongside further built-in shelving unit. Part solid wood parquet flooring, ornate ceiling cornice, electric radiator and door into:

### En-Suite Shower Room

Obscure glazed timber framed sash window to rear. Shower enclosure with bi-fold glass screen and electric shower, small wash hand basin with mixer tap and low-level WC. Fully tiled surround with large inset mirror.

### Bedroom/2nd Reception

3.63m x 3.54 (11'10" x 11'7")

Timber framed sash window to front overlooking the war memorial towards the Royal Pavilion, electric radiator, ornate feature fireplace with built-in shelving and low-level cupboards to either side.

### Bedroom

3.44m x 2.70m (11'3" x 8'10")

Dual aspect with timber framed sash windows to front and side, with a breathtaking view of the sea. Built-in double wardrobe with mirrored fronts offering hanging and shelving, high-level shelving, electric radiator and ornate ceiling cornice.

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	

Council Tax Band: **B**

- NO ONWARD CHAIN
- Very Central Location
- Moments from Seafront
- Purpose-Built 1930s Second Floor Apartment
- Charming Period Features
- Three Bedrooms
- Living Room & Separate Kitchen
- En-Suite Shower Room
- Additional Shower Room & WC
- 119 Years Remaining on Lease