



## 2, 19 St. Michaels Place

Brighton, BN1 3FT

£450,000

A well presented two bedroom garden flat in the heart of the Clifton Hill conservation area of Brighton within a short walk of Brighton mainline station.

St Michaels Place lies adjacent to Clifton Hill and Victoria Road. The vibrant Seven Dials is located close by with an array of local shops, restaurants, delis, bars and other amenities. Brighton mainline station is located in Queen's Road providing north-bound commuter links with London/the City. The seafront is a short walk away offering an array of entertainments.

The front door opens into the entrance hallway which has wooden floors that continues into the living room and kitchen. The living room has a sash bay window to the front and an open breakfast bar looking through to the kitchen making it a very sociable space. The kitchen has cupboard and drawer storage, space for a cooker and fridge/freezer and plumbing for washing machine. A modern bathroom/WC has been newly fitted by the current owner and a double bedroom to the rear has a sash window with plantation shutters overlooking the pretty, rear garden with fitted wardrobes to one wall. The second bedroom to the rear has a fitted wardrobe and dual aspect with access to the rear garden via steps leading down to the west facing garden which is laid to lawn turf. A perfect place for alfresco dining with friends.

- Share of freehold
- 996 years remaining on the lease
- £79 maintenance pcm
- Council tax band A

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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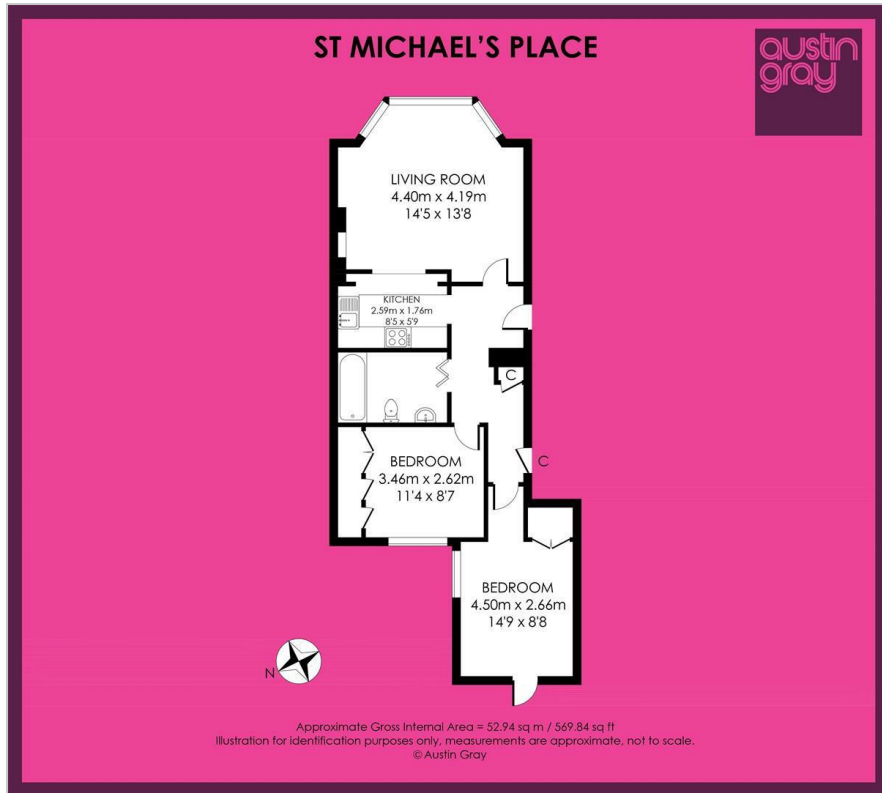


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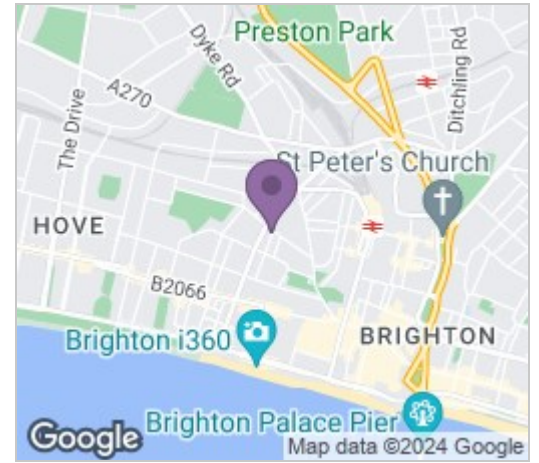


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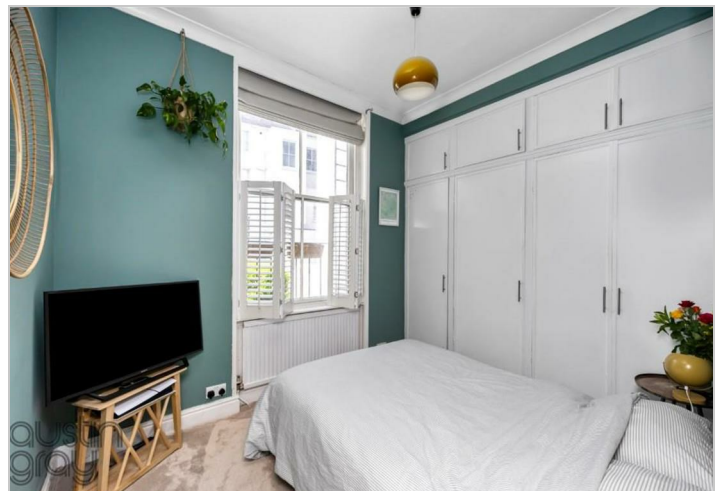
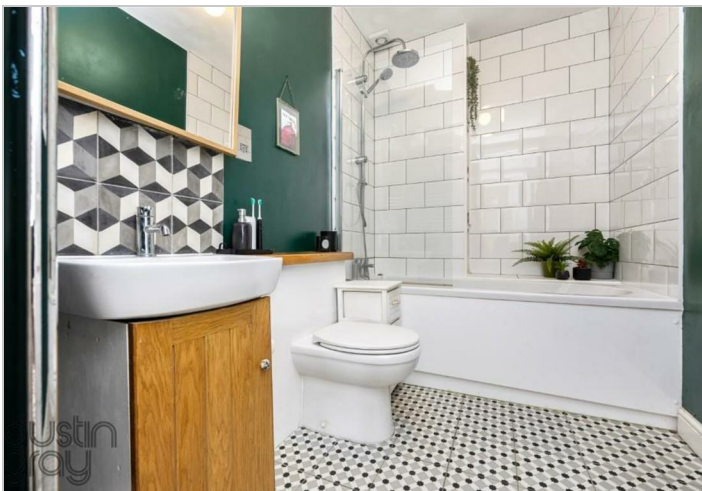
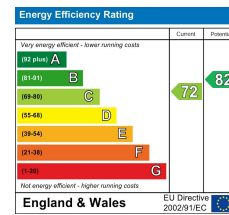
## Floor Plan



## Area Map



## Energy Efficiency Graph



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