

Apartment (EPC Rating: E)

FLAT 3, 12 NEW STEINE, BRIGHTON, BN2 1PB

£1,375

ASTON VAUGHAN
Sales and Lettings



1 Bedroom Apartment located in Brighton

*** STUNNING FIRST FLOOR BALCONY FLAT // CENTRAL KEMPTOWN LOCATION // SEA VIEWS ***

Aston Vaughan are delighted to bring to the market this highly impressive 1 bedroom apartment on New Steine, with floor-to-ceiling sash windows leading to a charming balcony looking over the well kept gardens & Brighton's Famous Seafront!

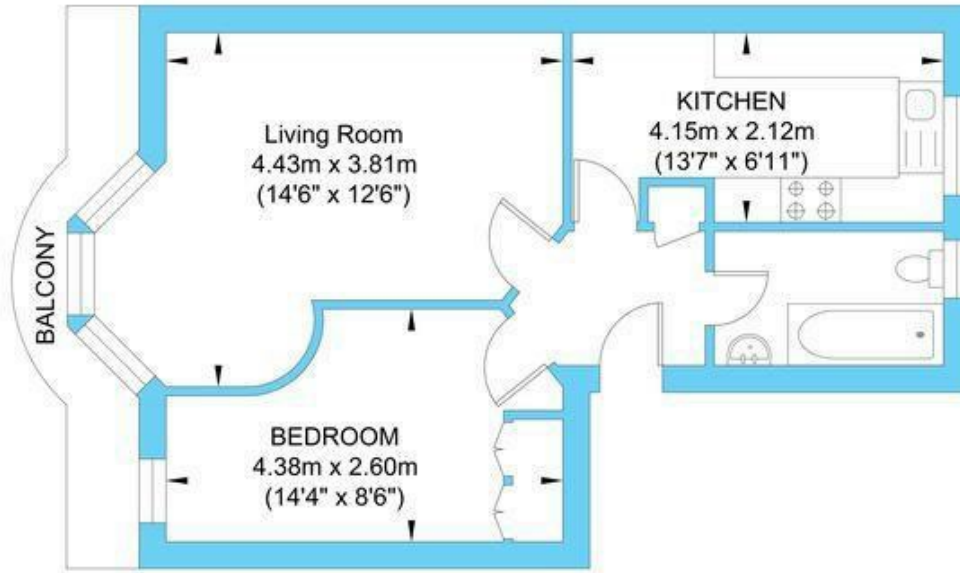
This unfurnished property benefits from a large living room with a large bay window which floods the room with light 24/7!
The master bedroom, a good size with plenty of space for double bed, wardrobe, chest of drawers & desk, also benefitting from those enchanting sea and garden views!
To the rear of the property are the separate modern kitchen & bathroom.

Ideally located on New Steine, just off the ever-bustling St James's St and just a matter of minutes from The Royal Sussex County Hospital, the property benefits from local independent shops, cafes, bars & restaurants almost on it's doorstep. Also very close by is one of Brighton's newest and most exciting additions is the thriving Sea Lanes development, featuring communal swimming pool, yoga & dance studios, indoor & outdoor gym, bars, cafes & restaurants!

This property would be ideal for professionals looking to live the quintessential Brighton lifestyle!



New Steine



Approximate Floor Area

456.28 sq ft
(42.39 sq m)



Approximate Gross Internal Area = 42.39 sq m / 456.28 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

E

Energy Performance Graph

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.