



Guide Price
£245,000
Leasehold

Atlingworth Street, Brighton

- TWO BEDROOM TOP FLOOR APARTMENT
- GOOD DECORATIVE ORDER THROUGHOUT
- IDEAL FIRST TIME BUY
- CENTRAL KEMPTOWN LOCATION
- LONG LEASE
- NO ONWARD CHAIN

*** GUIDE PRICE £245,000 - £250,000 ***

Robert Luff & Co are delighted to bring to market this two bedroom flat located in the heart of Kemp Town Village. Atlingworth Street is located a stones throw away from Brighton seafront and is a short walk away from the newly renovated Sea Lanes which is home to a brand new heated Olympic-size outdoor swimming pool, Bison Beer rooftop bar and sauna.

Kemp Town Village is home to a wonderful selection of coffee shops, vintage boutiques, butchers and greengrocers. Brighton city centre is within close proximity with easy access to Brighton mainline train station. Accommodation offers; Living room, separate kitchen, two bedrooms and a bathroom.

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Living Room 12'5 x 9'2 (3.78m x 2.79m)

Kitchen 7'10 x 6'9 (2.39m x 2.06m)

Bedroom One 11'7 x 10 (3.53m x 3.05m)

Bedroom Two 11'7 x 5'11 (3.53m x 1.80m)

Bathroom

Agents Notes

Leasehold: 164 years remaining

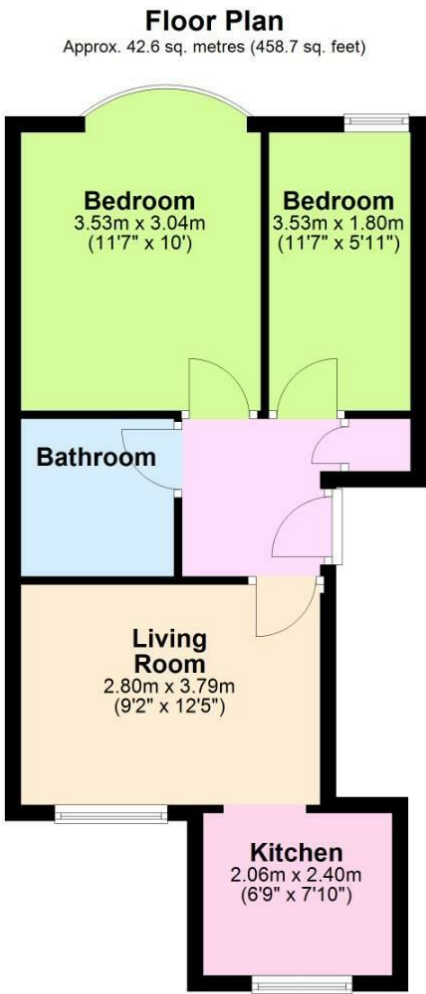
Service Charge: £150 pcm

Ground Rent: £80 PA

Council Tax: B

EPC: E





Total area: approx. 42.6 sq. metres (458.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.