



**1 Bed
Apartment
located in**

**Flat 2 17 St Georges
Terrace
Brighton
BN2 1JH**



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Tucked away in the vibrant heart of Kemptown, this modern first-floor one-bedroom flat offers the perfect blend of contemporary living and charming period features. Located just a short stroll from the lively seafront and an array of local amenities, this property is ideal for those seeking both convenience and comfort.

Inside, the flat boasts generous high ceilings throughout, creating an airy and spacious feel. The reception room, complete with a stylish feature fireplace, provides a cozy yet elegant space for relaxing or entertaining. The galley kitchen is well-equipped with a halogen hob, large fridge-freezer, washer-dryer, and ample storage—ideal for those who enjoy cooking or need extra space to keep things organized.

The bedroom is equally impressive, featuring a South-facing bay window that floods the room with natural light and offers pleasant views over the surrounding area. The layout makes the most of the space, providing a comfortable retreat with plenty of room for furniture.

In addition to its modern amenities, this flat comes with the added benefit of a share in the Freehold, providing future security and peace of mind. Whether you're a first-time buyer, looking for a charming city base, or seeking a well-located rental investment, this Kemptown flat offers a fantastic opportunity to live in one of Brighton's most desirable areas. With the beach just a short walk away, it's a lifestyle offering that's hard to beat.

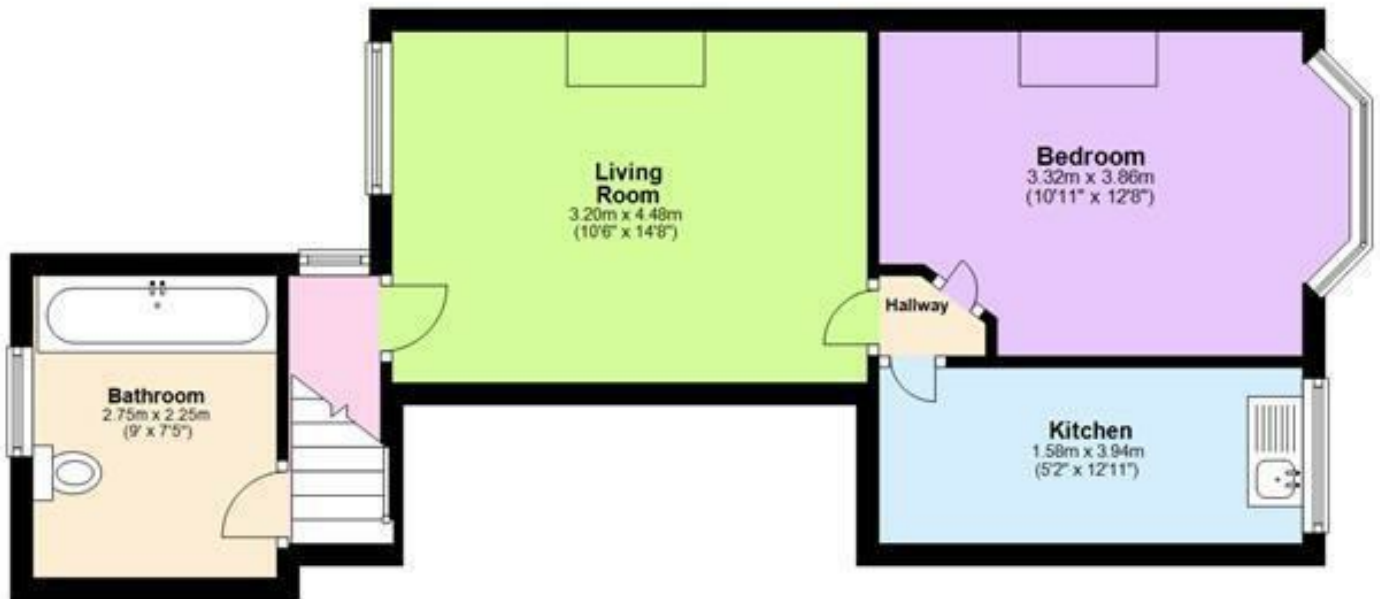
Offers Over £250,000

Modern first floor one bed flat in the heart of Kemptown, close to local amenities and the seafront. The property, which has high ceilings throughout, consists of a reception with feature fireplace, galley kitchen with halogen hob, large fridge freezer, washer-drier and plenty of storage, spacious bedroom with South facing bay window.



Ground Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 42.0 sq. metres (452.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant.

Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | |
| (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 | |

DIRECTIONS

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