



3, 129 St. James's Street, Brighton, BN2 1TH

**Guide price £250,000**

Greenways Property are delighted to bring to the market this bright and well proportioned second floor one bedroom apartment in the desired location of Kemptown, a stones' throw from the city centre, local shops and the beach. This second floor flat boasts one double bedroom, modern bathroom, fitted kitchen and living room with feature window overlooking St James Street. This property is offered with no onward chain.

## Entrance

Communal front door in Steine Street with stairs to second floor and front door to the property. Stairs down to inner hall, door entry phone, electricity consumer unit, door to:

## Living/Dining Room

16'11 x 13'6 (5.16m x 4.11m)

Feature triple bow sash window overlooking St James Street. Wood laminate flooring, space for dining table and chairs, coved ceiling, radiator, TV and telephone points.

## Kitchen

14'10 x 5'5 (4.52m x 1.65m)

Southerly aspect sash window, overlooking Steine Street and offering chimney pot views. Fitted kitchen comprising wall and floor mounted units, top work surface with inset sink and drainer with mixer tap. Four ring electric hob with oven beneath and extractor fan above. Space for fridge/freezer and space for washing machine. Wall mounted central heating Worcester boiler.

## Bedroom

11'2 x 9'6 (3.40m x 2.90m)

Southerly aspect sash window with secondary glazing overlooking Steine Street. Radiator and coved ceiling

## Bathroom

7'5 x 5'5 (2.26m x 1.65m)

White suite comprising panelled bath with mixer tap and shower attachment over. Part tiled walls, wash basin, low level WC, extractor fan, shave point and heated towel rail.

## Other Information

Tenure: Leasehold

Lease: 189 years from 29.09.1990 (155 years Remaining)

Service Charge: TBC

Reserve Fund Charges: TBC

Ground Rent: Peppercorn

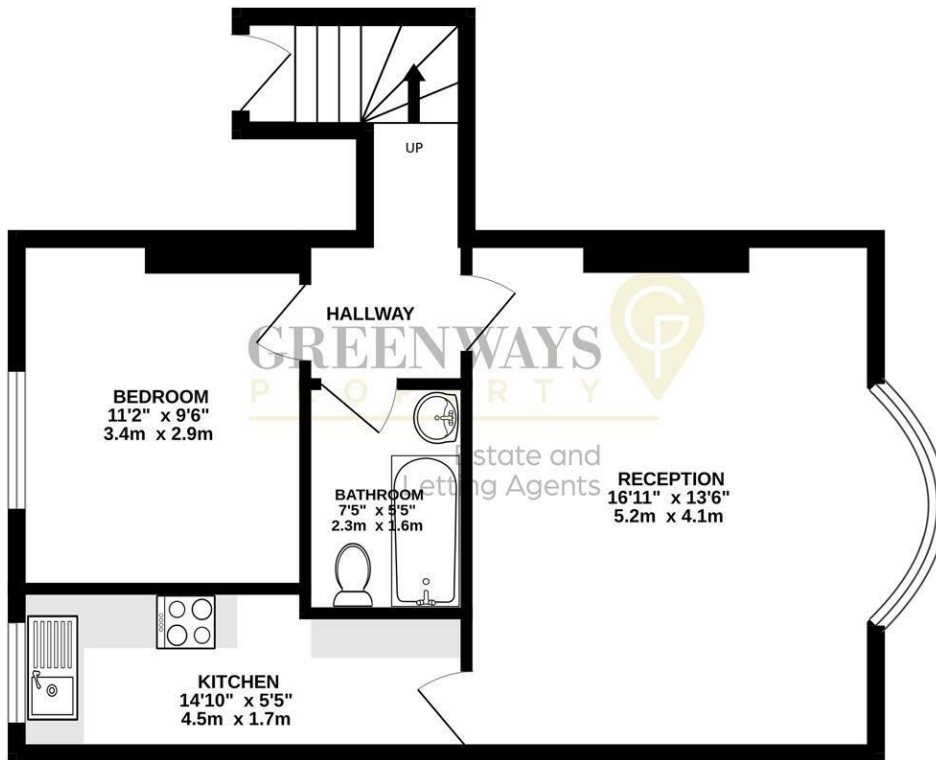
Parking: Zone C

Council Tax Band: A

Local Authority: Brighton And Hove

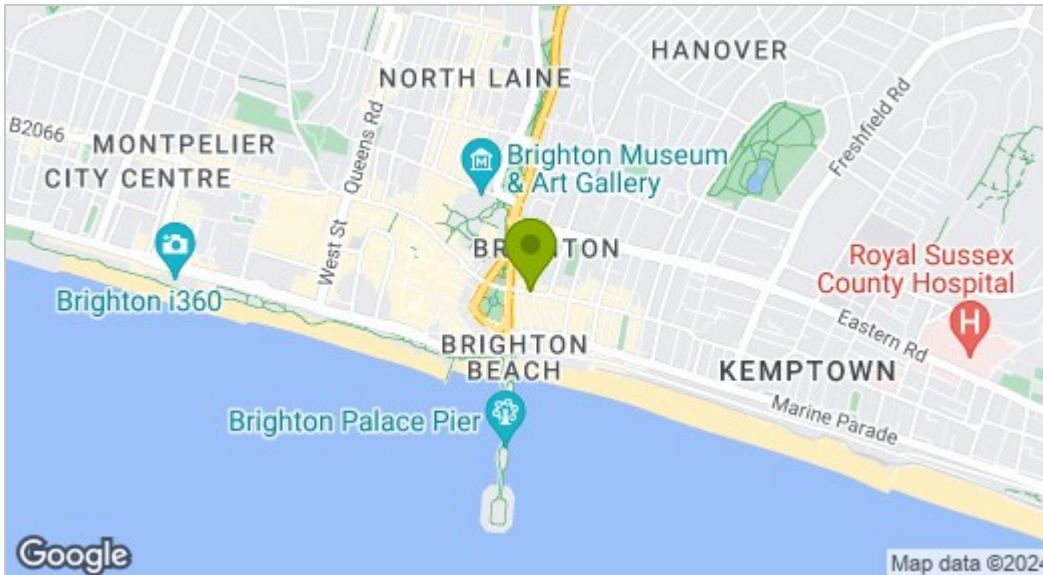
# Floor Plan

SECOND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.

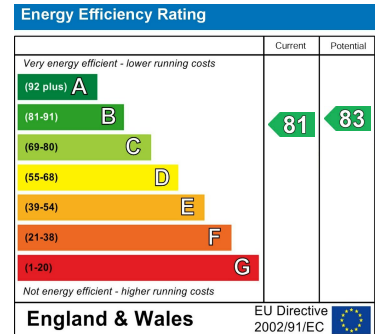


TOTAL FLOOR AREA : 506 sq.ft. (47.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



**PLEASE NOTE:**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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