



St James's Street, Brighton, BN2 1TP  
**£210,000**



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LEMCKE**

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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# St James's Street, Brighton, BN2 1TP

**£210,000**

A beautifully presented one-bedroom first floor flat, ideally positioned in the heart of Kemptown, just moments from Brighton seafront. The property is offered for sale in excellent decorative order with period features and immediate vacant possession.





## Further Information

The accommodation comprises a wide entrance hall leading to the generous bay-fronted living room with high ceilings, original floorboards, and a feature fireplace. Additionally, there is a modern fitted kitchen, double bedroom with built-in storage, and a contemporary bathroom.

St James's Street sits just off Brighton's seafront and runs directly into the heart of the city. The area is known for its diverse range of shops, pubs, cafés, and restaurants, with the beach only a short walk away. Brighton Station and the city centre are also within easy reach, making it a convenient spot for both commuters and those wanting to enjoy everything the area has to offer.



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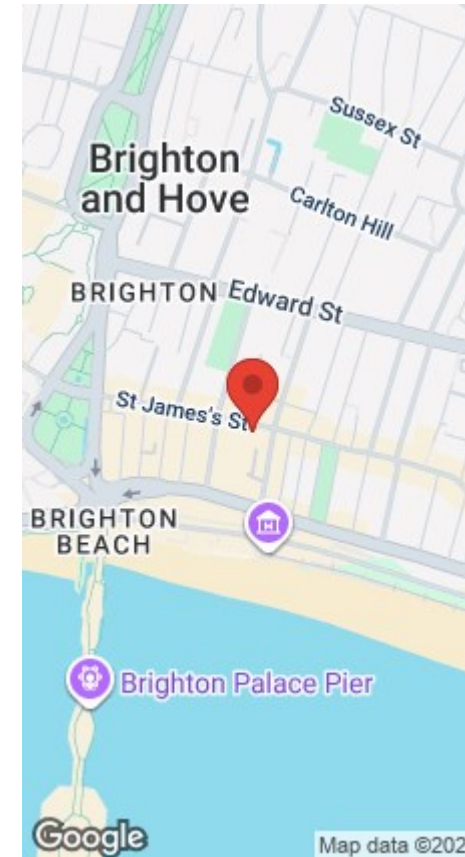
## First Floor



Total area: approx. 58.4 sq. metres (628.3 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 purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

St James Street



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

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.