

Paul Bott & Co



- Lovely Two Bedroom Maisonette
- Excellent First Time Purchase or Investment Opportunity
- Incredibly Popular Location

16a St. Georges Road, Brighton, BN2 1EB

Asking Price Of £350,000

A wonderful top floor maisonette located within the very heart of Kemptown Village. Surrounded by popular shops, bars and cafes, this property offers two double bedrooms, private outside space and the opportunity to live in the one of the most loved areas of Brighton & Hove.



Property Description

Entrance into the property leads in via the front door and up a flight of stairs to the first-floor landing. The landing runs front to rear of the property, turning immediately into the kitchen space. The kitchen is large in size, with stainless steel fittings, wooden cabinets and space for a breakfast bar. There is space for a free-standing fridge freezer, as well as a free-standing range style cooker and oven, with gas hob, stainless steel sink and a space for a dishwasher and washing machine. PVC doors lead out to a decked, roof top terrace, the perfect space to relax with an evening glass of wine and a good book.

The lounge is situated to the front of the property, with a bay incorporating sash windows and a south aspect. The space is well proportioned, with the option of having integrated shelving to either side of the chimney stack and space for a sofa, armchair, and coffee table. The lounge could also be laid out to incorporate a sofa and a dining table and chairs.

The property offers two bedrooms and the principle bedroom is located on the top floor. Situated at the front of the property, with a bay window and south aspect, this bedroom is bright and airy, with space for a double bed, wardrobe and desk space, with wooden flooring running underfoot for a modern feel. There is a slight glimpse of the sea through the rooftops of Kempton, which adds a wonderful dimension. The second bedroom is another well sized bedroom, with space for a double bed and a storage cupboard, with a north aspect PVC window overlooking the outside terrace.

The property also offers a large family bathroom, complete with bathtub, overhead shower, wash basin with attached unit and W/C.

Situated in the heart of the village, the property is ideal





for first time buyers wishing to live in a vibrant location. Surrounded by independent shops, bars and café's and the popular Sea Lanes development, the property is a short walk from the beach and within proximity of both Brighton College and The Royal Sussex County Hospital. Transport links locally are extremely good, with easy access to both the city centre and train station.



St. Georges Road, BN2

Approximate Gross Internal Area = 69.3 sq m / 747 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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