



## St. Nicholas Court St. Nicholas Road, Brighton BN1 3LP

*A spacious duplex apartment within easy reach of Brighton station. Large rooms, open plan feel, elevated views and allocated parking space.*

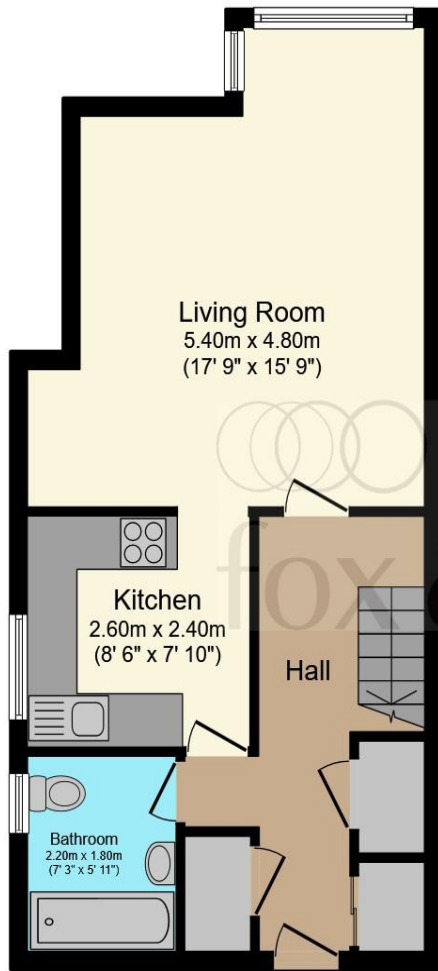


## Welcome to

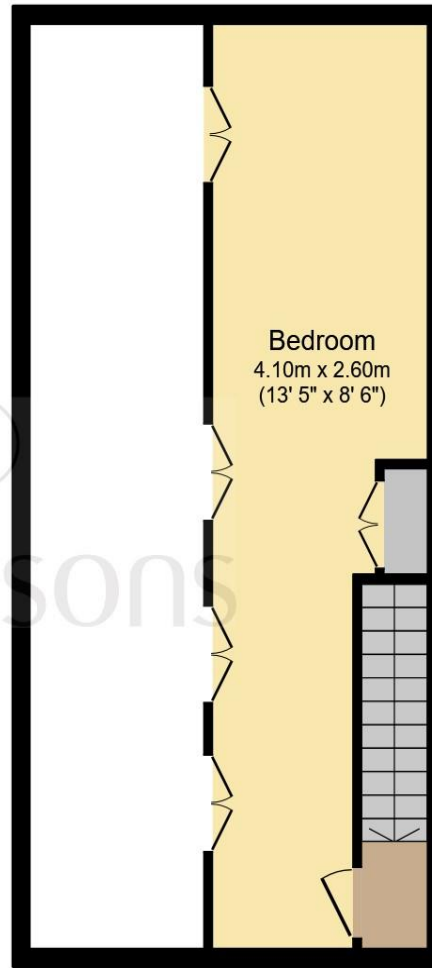
### St. Nicholas Court St. Nicholas Road, Brighton

Really unusual upper floor duplex style apartment in a converted Church Hall in St Nicholas Road a quiet yet central road close to Brighton station. The spacious open plan accommodation benefits from a large open plan sitting room, kitchen and bathroom. On the upper floor there is a really good size bedroom. There are elevated rooftop views from every room.





**Ground Floor**



**First Floor**

Total floor area 73.1 m<sup>2</sup> (787 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Welcome to

### St. Nicholas Court St. Nicholas Road, Brighton

- Spacious split level Maisonette
- Stunning converted former Church Building
- Amazing rooftop views over central Brighton to the sea
- Large open plan living space
- Modern fitted kitchen
- Modern bathroom
- Allocated parking space
- Quiet yet central position close to Brighton station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

## £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/BHF113410](https://fox-and-sons.co.uk/Property/BHF113410)



Property Ref:  
BHF113410 - 0006

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