



**Eaton Place, Brighton BN2 1EG**

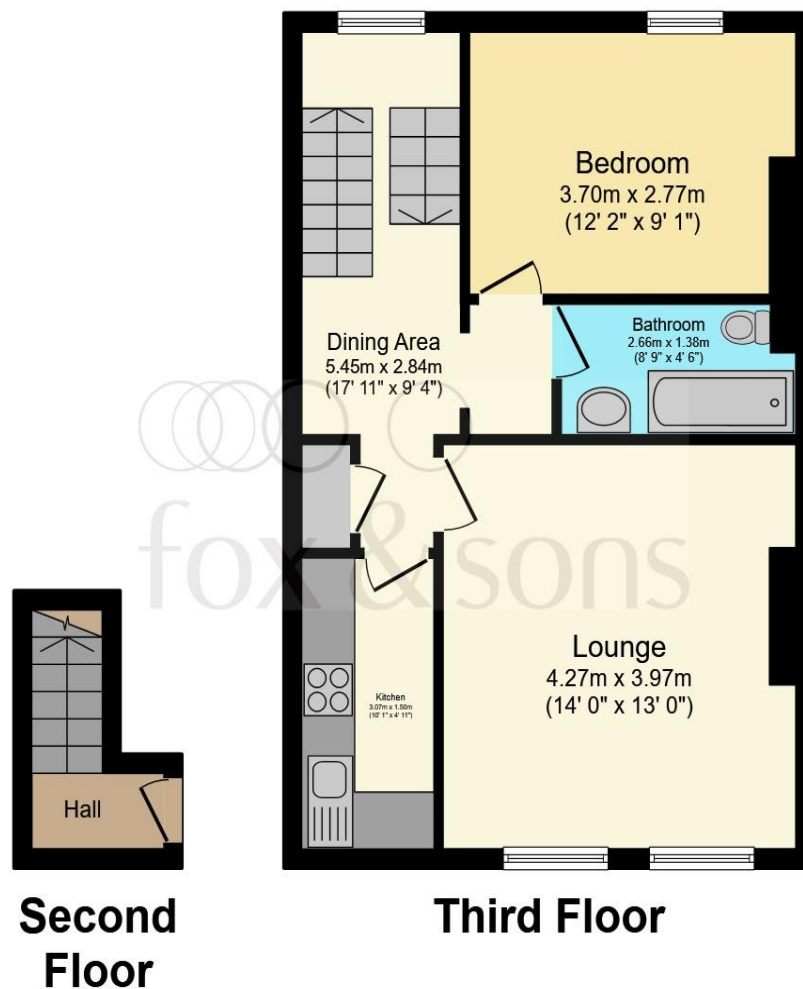


**welcome to**

## **Eaton Place, Brighton**

A stylish top-floor flat in central Kemp Town, featuring an east-facing bedroom and west-facing lounge. Ideal for first-time buyers, it includes a share of the freehold and offers easy access to the seafront, Brighton Marina, and town centre amenities.





Total floor area 50.8 m<sup>2</sup> (547 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

This charming and immaculately maintained one-bedroom top floor flat offers a perfect blend of comfort, style, and location. Situated in a sought-after area of central Kemp Town, the property enjoys a peaceful setting while being just moments from Brighton's vibrant seafront, the bustling Marina with its array of shops and restaurants, and the lively city centre.

The flat features a bright and airy East-facing bedroom, thoughtfully decorated with a calming palette and stylish touches, including soft carpeting, and tasteful shelving with decorative accents. The West-facing lounge is equally inviting, bathed in natural light from large windows. A cozy fireplace, built-in shelving, and a comfortable seating area create a warm and welcoming space to relax or entertain.

The modern kitchen is sleek and functional, with contemporary appliances and ample storage. The layout maximizes space and efficiency, making it ideal for both everyday living and hosting.

This property is offered with a share of the freehold, making it an excellent opportunity for first-time buyers or those looking for a smart investment in one of Brighton's most desirable neighbourhoods. With easy access to local amenities, transport links, and the beach, this flat truly offers the best of coastal city living.

welcome to

## Eaton Place, Brighton

- Share Of The Freehold
- Stunning Finish
- West Facing Lounge
- Sea At The End Of The Road
- Ideal First Time Buy

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1991.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET108089](https://fox-and-sons.co.uk/Property/KET108089)



Property Ref:  
KET108089 - 0006

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**01273 688148**



[kempton@fox-and-sons.co.uk](mailto:kempton@fox-and-sons.co.uk)



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



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