



## Old Steine, Brighton, BN1 1EH

### Guide Price £325,000 Leasehold

\*GUIDE PRICE £325,000 – £350,000\*

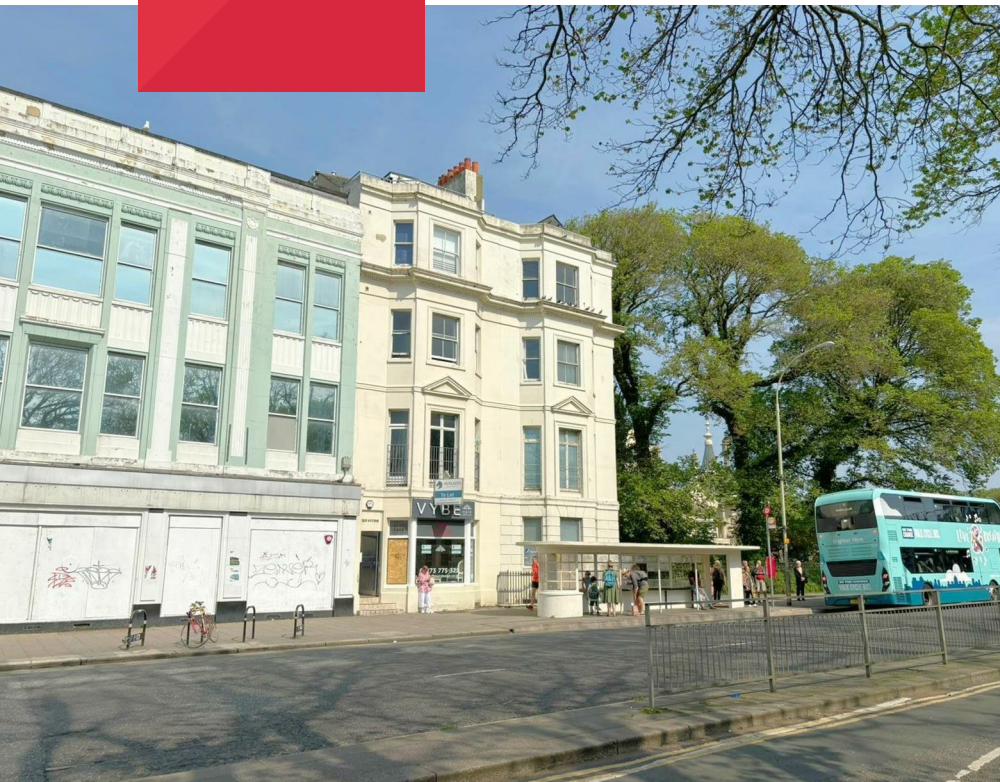
Elliotts are delighted to offer for sale this two double bedroom apartment located next to the Royal Pavilion and its gardens, less than 400 yards from the Brighton Pier and South & North Laines, restaurants and arts venues. The property benefits from being sold with no-ongoing chain and has an additional room for storage.

- No-Ongoing Chain
- 73 Sq.Mt / 785 Sq.Ft
- Additional Room
- Central Brighton Location
- Old Steine
- Walking Distance to Brighton Station
- Walking Distance to Brighton Seafront
- Good FTB/BTL
- Gas Central Heating
- Two Double Bedrooms



**ELLIOTTS**

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Spanning the full depth of an impressive end of terrace period home this property is located on the second floor and is surprisingly quiet for this central location, and ahead the spacious living room is inviting with fresh decoration and thick carpet. Two big windows frame historic views and the space invites company with space for creating defined areas for seating and eating. Tucked into a separate room, the kitchen has been partially opened to make a hatch to the living area so whoever is cooking can be sociable. The kitchen is modern high gloss white with an integrated gas hob, hood and oven, and plumbing is in place for a washer/drier and dishwasher.



Next door, the first of the double bedrooms also enjoys views of the fountains of the war memorial and leafy gardens of the Steine; which also hosts arts events during festivals; and a central bathroom has all you need including a swan neck shower above the bath and tiling to the ceiling. Quiet and calm looking over a little cul de sac at the back of the building, the second double bedroom has generous floorspace and the tall window reaches the ceiling.



This property also benefits from a large storage room located in the communal area. Ideal for bike storage and other personal belongings and is being sold with no-on-going chain.

2 Church Road, Hove, East Sussex, BN3 2FL

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Registered No 2829245

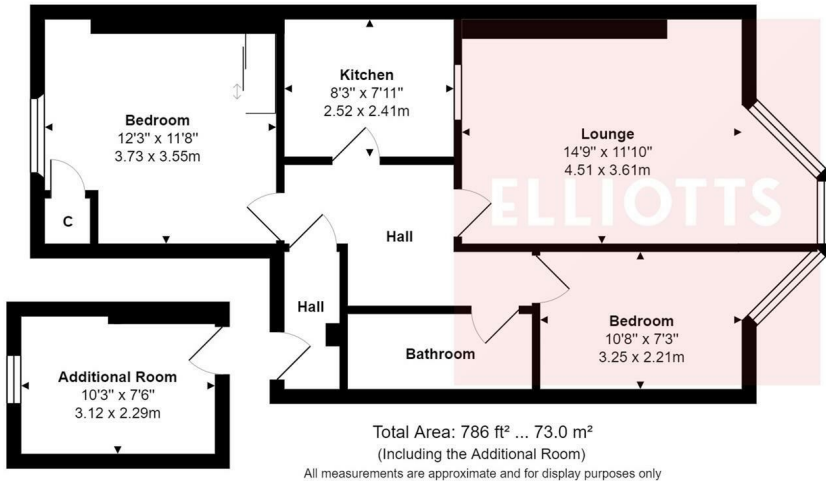
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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