



## St James's Street, Brighton, BN2 1TH By Auction £145,000 Leasehold

FOR SALE BY AUCTION on 24th June 2025 (Pre Auction Offers Invited)

Auction Guide £145,000

"Fluent in grace and practicality, this entrancing 1 bedroom flat ticks just about every box. From it's fresh and youthful feel throughout, to it being moments away from Brighton Station, the City Centre and Indoor Shopping at Churchill Square, you cannot fault it's suitability and functionality" Auctions Assistant, Lucy Rowland.

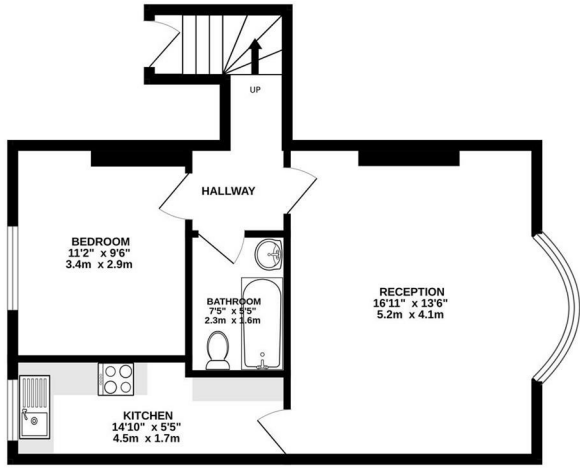
Parsons Son and Basley are delighted to bring to the market this bright and well proportioned second floor one double bedroom apartment in this highly desired location at the bottom of St James Street quite literally on the doorstep of just about everything the new owner is going to need! In addition, this second floor flat boasts a modern bathroom, fitted kitchen and living room with feature window overlooking St. James Street itself and all complimented with gas central heating. This property is offered fully vacant with no onward chain.

\* Fees payable, please refer to legal pack for further information

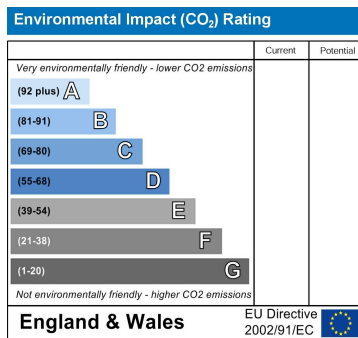
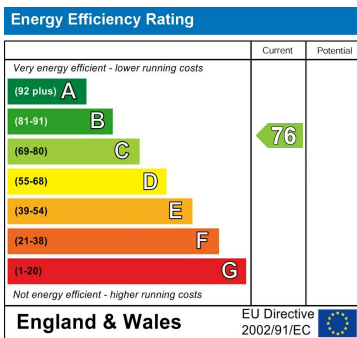
\*\* Please note that all measurements as provided are for guidance purposes only and are not to be relied upon as their accuracy cannot be guaranteed.



SECOND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the dimensions contained herein, measurements of floors, windows, doors and any other items are approximate and are not intended to be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon are based on the information as to their location and condition as given.  
Made with Magic 3D



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent