



St. Margarets, High Street, Brighton, East Sussex BN2 7HS £1,550 PCM

PS&B are delighted to present this ideally located, MODERN AND CONTEMPORARY two double bedroom, fourth-floor apartment, offering a PRIVATE BALCONY and stunning sea views. The entrance to this purpose-built building impresses with its Art Deco style. The apartment is accessible via stairs or a convenient lift for ease of access.

Upon entering the flat, you are welcomed by an entrance hallway with ample storage space. The separate, fully modernised kitchen provides excellent storage, an electric oven, hob, tall fridge/freezer with a water dispenser, washing machine, and a small breakfast bar area. The modern bathroom features a full suite with a shower over the bath and a vanity sink unit.

The property boasts two SPACIOUS AND BRIGHT double bedrooms, both with built-in storage and wardrobes. The double-aspect living room offers excellent natural light and access to a stunning balcony, perfect for enjoying the sea views. The apartment has been decorated to a high standard in neutral tones throughout and INCLUDES HEATING AND HOT WATER IN THE RENT. This property offers a perfect blend of style, comfort, and convenience.

The property is ideally located at the entrance to The Undercliff Walk, which stretches from Brighton Marina to the Brighton & Hove City boundary at Saltdean, marked by the final rock groyne. Beyond this, a short section extends into the Lewes District Council area. The path spans over 5 km and is accessible to both pedestrians and cyclists.

Offered unfurnished and available mid April 2025.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales EU Directive 2002/91/EC 		



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