

FLAT 6 STAG HOUSE 4 SOMERSET STREET BRIGHTON, BN2 1GW

£400,000
LEASEHOLD

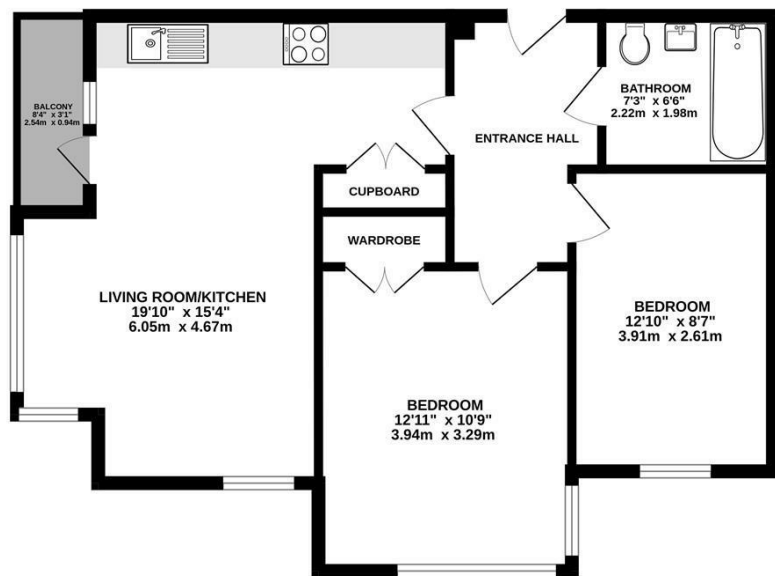
Guide Price £400,000 - £425,000. Stag House is a modern apartment building that is located on the corner of Somerset Street and Upper Bedford Street in Brighton's Kemptown district. This two bedroom apartment has space and style. Arranged around a wide, central, entrance hall, the reception accommodation is on one side of the apartment and the two bedrooms and bathroom on the other. The reception room, is a large, dual-aspect room which is open plan to the kitchen. Large windows fill the room with light and there is a door to a private balcony. The kitchen is arranged along one wall, with integrated appliances including a dishwasher, washing machine and fridge freezer. There is an electric oven and electric hob with an extractor fan. This is a great room for entertaining, especially with the door to the balcony open in the summer. The main bedroom is a fantastic size, nearly four metres in length and with fitted wardrobes. The second bedroom is also a spacious double, this room is currently being used as a dressing room. The modern bathroom has ceramic wall and floor tiles and a white suite, with a shower over the bath which has both a fixed shower head, and a further hand-held shower fitting.

Only a few minutes stroll from the beach, and only a ten minute walk from Brighton Sea Lanes, a 50m open-air, heated swimming pool that opened in 2023, this is a fantastic seaside location. Kemptown's local independent shops, bars, cafés, pubs and restaurants are on your doorstep. St James's Street is a great spot to find a coffee, brunch, or a vintage find. Kemptown is well served by bus routes running along St James's Street and Marine Parade. Brighton station is only a 15 minute bus ride away, while in the opposite direction you are quickly at Brighton Marina where there is a large Asda, shops, restaurants, a cinema and a ten-pin bowling alley.

Nicholas James

SALES LETTINGS AUCTIONS





STAG HOUSE
 TOTAL FLOOR AREA: 637 sq. ft. (59.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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