



## 17 ST. MICHAELS PLACE

BRIGHTON, BN1 3FT

£380,000  
LEASEHOLD

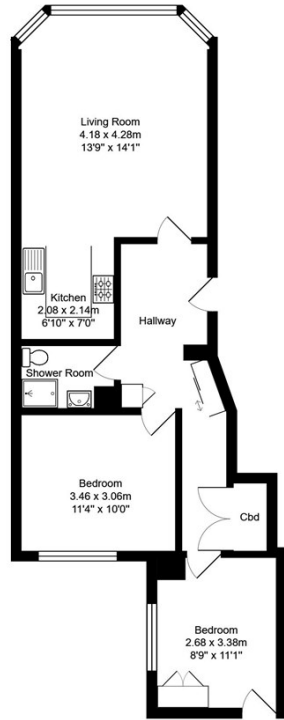
A superb, spacious ground floor flat located inside this beautiful period building in the prestigious Clifton area of the City with private West facing garden. With large rooms and high ceilings, the flat oozes space and light. Compromising off; large living room with stunning bay window and kitchen offset, modern shower room and two double bedrooms with one leading to the west facing private garden. The flat also benefits from plenty of built in storage space and no onward chain. The central location with almost immediate access to both the City Centre and 7 dials makes this perfectly situated for any commuter or family.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







St Michaels Place  
Total Area: 62.5 m<sup>2</sup> ... 673 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



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>	69	79
(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	

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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