

50 St James Street
Brighton
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College Road , Brighton, BN2 1JB Asking price £280,000

A Bright & Spacious Raised Ground Floor One Bedroom Garden flat. The property comprises: large open plan kitchen/ reception room with a range of modern kitchen units (this is a great space, perfect for entertaining), internal hall, shower room, bedroom and garden.

The flat is situated within an elegant period building with Brighton college at one end of the road. The excellent coffee shops, restaurants, pubs and shops of Kemp Town village and the Marina are right at hand. Also, the famous Lanes, Theatres and shopping of Brighton Centre are also within walking distance as are the lush green spaces of Queens Park and the train station providing access to London and surrounding areas. The property is also well served by a good local bus service.

Brighton station provides a fast train service to Gatwick and London.

Immediate viewing is most highly recommended as this is a special property with no chain.

Lease: The present lease is 54 years, and this is presently being extended to 901 years to be exchanged and completed at the same time as the sale (the vendor is paying the costs for the lease extension).

Service charge is shared between the flats in the building and the flats share is approximately 35% of any works. Our client informs us there are no works due to the building in the near future.

- Large One Bedroom Flat
- Raised Ground Floor
- Huge Open Plan Kitchen/ Reception Room.
- Shower Room
- Garden
- Right in the Heart of Kemp Town Village
- Close to the Beach
- Chain Free



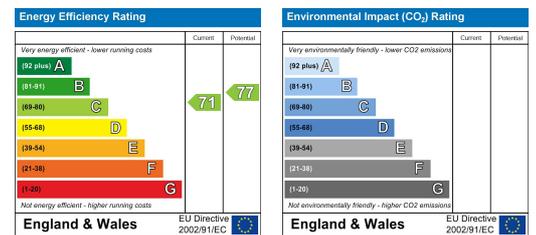
Floor Plan



Area Map



Energy Efficiency Graph



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