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## 12-13 Burlington Street , Brighton, BN2 1AU Asking price £350,000

A Beautiful and Chic Two Bedroom Lower Ground Floor Garden Flat

The flat comprises: communal entrance hall, hall with stairs leading down to flat, large internal hall, open plan kitchen and lounge area, two double bedrooms, luxury shower room and private patio.

The flat is situated within an elegant period building with the famous Kemp Town Sea front at the end of the street, with the new seafront swimming lanes close by as well as the beach.

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 Brighton train station provides fast access to London, Gatwick and the surrounding areas. The property is also well served by a good local bus service.

This property is perfect for anyone wanting to experience all the advantages of coastal living.

Permit parking zone H, with presently no waiting list.

Council Tax Band: B

EPC Rating: E

- Two Double Bedrooms
- Open Plan Kitchen and Lounge Area
- Luxury Shower Room
- Nice Communal Entrance Hall
- Private Patio Garden
- Close to the Beach and New Beachside Swimming Lanes
- Right in the Heart of Kemp Town Village
- Permit Parking Zone H, with presently no waiting list



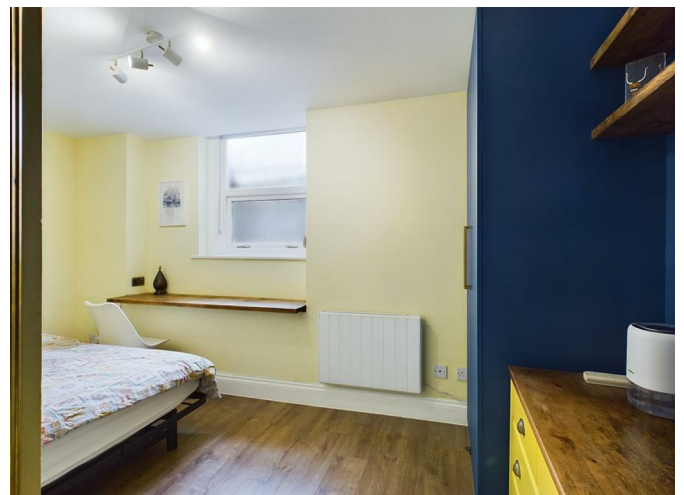
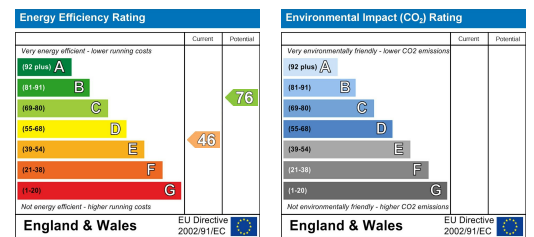
## Floor Plan



## Area Map



## Energy Efficiency Graph



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