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## 12 Burlington Street

, Brighton, BN2 1AU

**Asking Price £350,000**

A lovely lower ground floor flat with private patio garden in the heart of Kempton village, just a few seconds walk from the seafront. Well presented, with two double bedrooms, ample storage space and a spacious, open plan layout. Chain free!

The property comprises a well-maintained communal entrance hall, with stairs leading down to the flat.

The internal hallway leads into the open plan kitchen and lounge area, where natural light comes in through the large patio doors. These open onto the substantial private patio garden, with a secret storage space tucked around the corner of the courtyard.

Each of the two double bedrooms are positioned at opposite ends of the hall, a layout which lends itself well to friends sharing, a couple wanting a spare room/office space, or even a small family. Both bedrooms have built-in double wardrobes and built-in under stairs storage runs the length of the hallway.

The shared bathroom has been fitted out as a luxury shower room.

The flat is situated within an elegant period building within the famous Kemptown village. The seafront is just a few seconds walk, viewable at the end of the street, with stairs leading down to. With the beach close by. Here you have all the benefits of the new open air swimming pool, fitness classes, cafe and coworking space.

The excellent coffee shops, restaurants and pubs of Kemptown and the Marina are on your doorstep, as is the local hospital, with the famous Laines, theatre and shopping of Brighton Centre also within walking distance. The property is well served by regular bus services and Brighton train station provides fast access to London, Gatwick and the surrounding areas.

- Two Double Bedrooms
- Private Patio Garden
- Open Plan Kitchen and Lounge Area
- No Onward Chain
- Permit Parking Zone H, with presently no waiting list
- Well maintained communal areas
- Potential rental income
- Right in the Heart of Kemptown Village
- Close to the Beach and New open water pool



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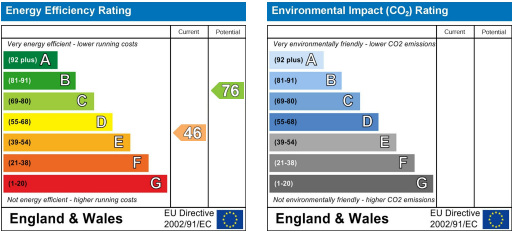
Floor Plan



Area Map



Energy Efficiency Graph



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