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BN2 1QG

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## George Street , Brighton, BN2 1RH Auction Guide £150,000

Lovely First Floor One Bedroom flat with Balcony, located in the heart of bustling Kemp Town. Situated on George Street it is moments from the American Express building and a short stroll into the city centre and station and RSCH.

The light and airy double bedroom with bed, great built in wardrobe and access to a small balcony/terrace to enjoy the afternoon sunshine. Modern bathroom with a full size bath with shower over.

The living room benefits from a lovely window seat that overlooks George Street. The very modern kitchen to is open plan to the lounge.

The flat is ideal for first time buyers or investors, who would like a pad near the sea.

EPC: Rating D

Parking: Permit zone C

Lease: 87 years

Service Charge: £1681 per annum

Council Tax Band: A

### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional

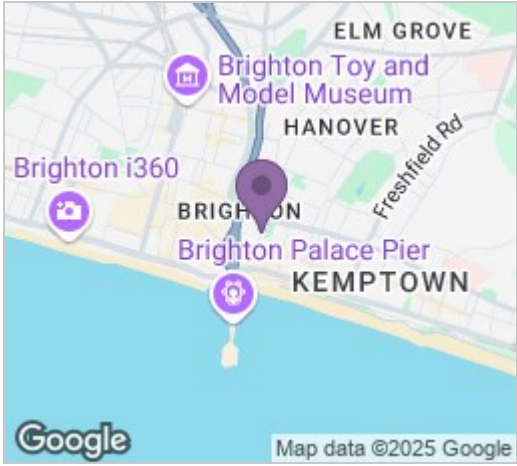
- FOR SALE BY MODERN AUCTION-T&C'S APPLY
- SUBJECT TO RESERVE PRICE
- BUYERS FEES APPLY
- THE MODERN AUCTION METHODOS
- ONE BEDROOM FLAT
- OPEN PLAN KITCHEN- RECEPTION ROOM
- BATHROOM
- BALCONY
- CLOSE TO THE BEACH AND CHAIN FREE
- CLOSING DATE FOR BIDS: 12.00PM FRIDAY 09-05-2025



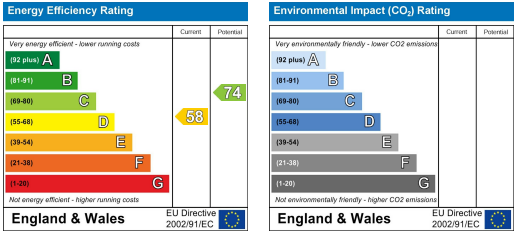
Floor Plan



Area Map



Energy Efficiency Graph



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