

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

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## Upper Rock Gardens

, Brighton, BN2 1QF

**Asking Price £325,000**

A Lovely Second Floor Two Bedroom Flat with Petite Balcony and Partial Sea Views, set within this elegant period property.

The property is centrally located in vibrant Kemp Town with its excellent shopping, cafes, bars and restaurants. The wonderful Kemp Town seafront is close by. With Brighton palace pier just around the corner as are the theatres and famous Lanes. The lush green spaces of Queens Park are also within easy reach and there are regular buses to the mainline station with its excellent links to Gatwick and London.

Amex and the Royal Sussex Hospital are both close by.

This property is perfect for both investors and someone wanting a pad close to the beach, to enjoy all the benefits of coastal living.

Share of Freehold

Lease: 998 years

Service Charge: £2,226.40 per annum which is broken down as: ££813.20 paid every 6 months + an additional £300 towards the building reserve fund for future works.

- TWO BEDROOM SECOND FLOOR FLAT
- RECEPTION ROOM
- ORNAMENTAL BALCONY WITH SEAVIEW
- KITCHEN
- BATHROOM
- RIGHT IN THE HEART OF KEMPTOWN
- CLOSE TO THE BEACH
- CHAIN FREE





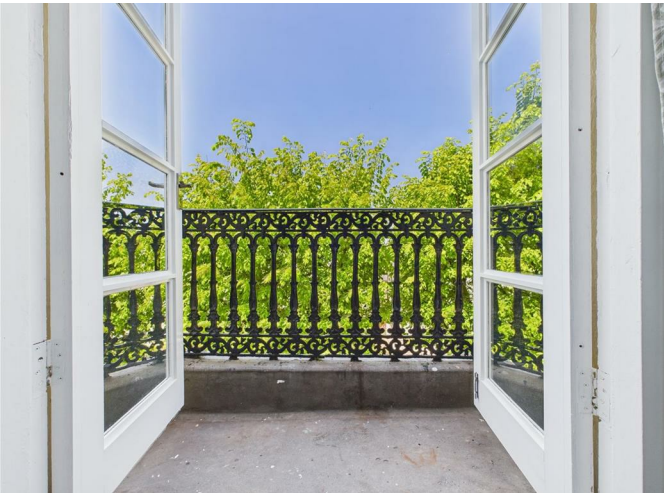
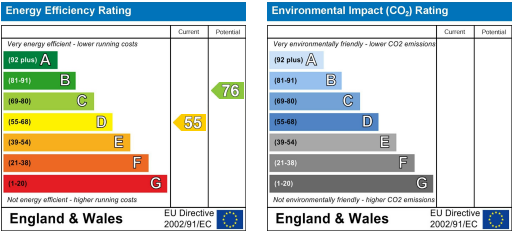
Floor Plan



Area Map



Energy Efficiency Graph



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