

50 St James Street
Brighton
East Sussex
BN2 1QG

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St. James's Street , Brighton, BN2 1TH Guide Price £300,000

The Property Shop Brighton are delighted to bring to the market this beautiful period property full of character and in the desired location of The East Cliff Conservation Area in Kemptown, a stones' throw from local shops and the beach.

This first floor flat boasts two great size double bedrooms, the master benefiting from floor to ceiling windows and a modern en-suite, along with a bright and modern open planned lounge/kitchen again with floor to ceiling windows and a lovely, exposed brick feature wall.

The seller has advised us there is 115 years remaining on the lease and the maintenance charge is:

29 Sep 2024 24 Mar 2025 Half yearly Reserve Fund for Major Works 180.00

29 Sep 2024 24 Mar 2025 Half yearly Service Charge in advance 1,426.05

Total: £1,606.05

Mar-Sep 2025 Reserve Fund for Major Works £540

Mar-Sep 2025 Service Charge £1462.14

Total £2002.14

Ground rent: Peppercorn

The property is let at £1,600pcm from 06/06/2023, so a great buy to let investment.

Council Tax Band: A

- Two Bedroom Flat
- Modern Kitchen/Reception
- Modern Bathrooms
- Floor to Ceiling Windows
- Right in the Heart of Kemp Town
- No Chain
- Close to the Beach
- Council Tax Band: A
- Cash Buyers Only



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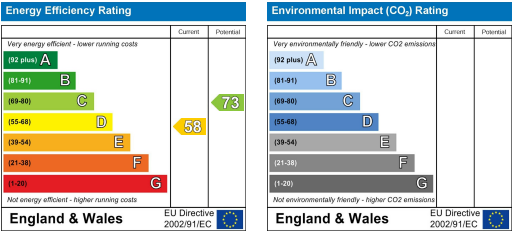
Floor Plan



Area Map



Energy Efficiency Graph



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