

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

Background User  
T:  
E:



## Tyson Place

Grosvenor Street, Brighton, BN2 0JQ

Asking Price £290,000

BRIGHT and SPACIOUS, 9th FLOOR, South facing, TWO BEDROOM APARTMENT with PANORAMIC VIEWS of the CITY and SEA. Located in central Kemptown this property is a short walk to coffee shops, restaurants, supermarkets and public transport.

Bright entrance hall leading to the good size master bedroom which has storage and wonderful sea views. The second bedroom is also a good size double room with again a great outlook. Modern bathroom with bath and shower over, basin with fitted cabinet for storage and attractive tile feature. Separate cloakroom with low level w.c. and basin. The delightful, bright, dual-aspect lounge/diner has wonderful views and leads onto a balcony ideal for taking advantage of the fine weather. The lounge itself is a good size, well decorated and has modern laminate flooring. The kitchen is superbly presented and has a range of modern wall and base units, oven, gas hob, extractor, plumbed for washing machine and space for a fridge freezer.

We highly recommend viewing this lovely property, which is perfect for investors and buyers wanting to enjoy all the benefits of coastal living.

Lease: Presently 86 years and being extended to 176 years (the new lease will be exchanged on at the same time as the sale)

Service charge: £1,242.28 per annum

Ground rent: Presently £10 per annum, which will be reduced to nil with the new lease.

EPC Rating: C

Council tax: A

- TWO BEDROOM FLAT
- RECEPTION ROOM
- KITCHEN
- BATHROOM
- SEPARATE WC
- BALCONY
- CITY & SEA VIEWS
- RIGHT IN THE HEART OF KEMP TOWN
- NINTH FLOOR
- CHAIN FREE



[www.tpsb.co.uk](http://www.tpsb.co.uk)



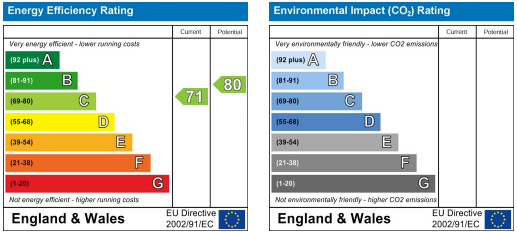
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.