

50 St James Street
Brighton
East Sussex
BN2 1QG

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St. James's Avenue

, Brighton, BN2 1QD

Asking Price £270,000

A LARGE LOWER GROUND FLOOR ONE BEDROOM conversion flat with PRIVATE LAWNED GARDEN set within this elegant period property. The property is centrally located in the FASHIONABLE KEMP TOWN with its excellent shopping, cafes, bars, and restaurants. THE WONDERFUL KEMP TOWN SEAFRONT IS CLOSE BY AT THE END OF LOWER ROCK GARDENS. 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.

The property comprises: private entrance, hall, reception room(which opens to the kitchen), bedroom, wet room, kitchen(with door to the garden), and private lawned garden.

The property leaves scope for buyers who would like to put their own mark on it and provides all the benefits of coastal living.

Lease: the property is being sold with a lease extension which will bring the the lease to 139 years (present lease 48 years).

Service charge: £1925.76

Reserve Fund:£375.00

Ground rent: presently £100.00 per annum, this will be reduced to nil with the new lease extension.

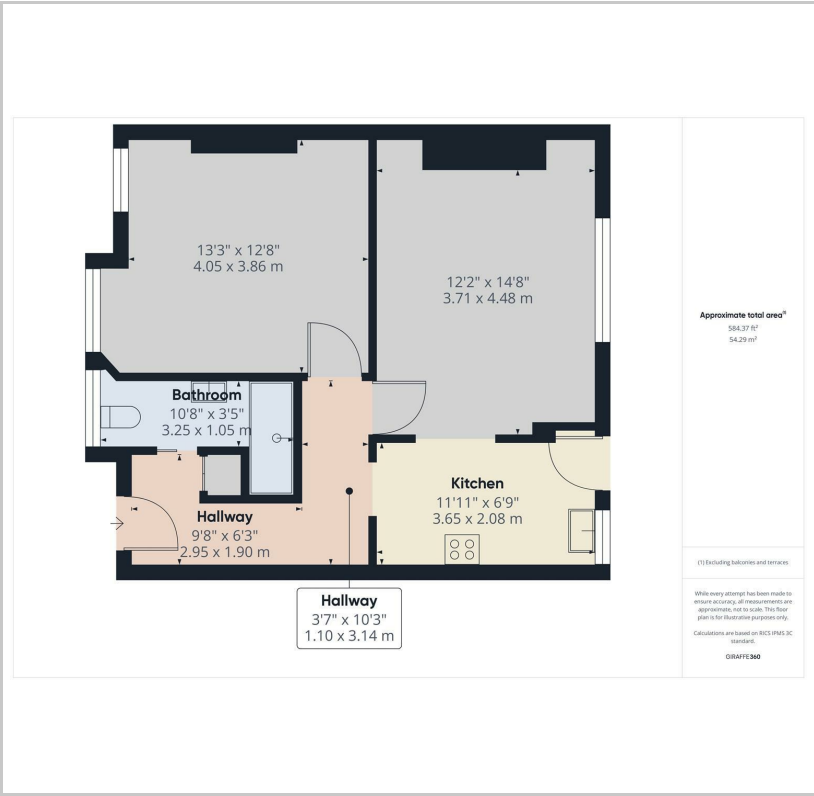
Council Tax Band: A

- ONE BEDROOM FLAT
- LOWER GROUND FLOOR
- RECEPTION ROOM
- KITCHEN
- WET ROOM/ SHOWER ROOM
- LAWNED GARDEN
- RIGHT IN THE HEART OF KEMPTOWN
- CLOSE TO THE BEACH
- CHAIN FREE
- SOLD WITH NEW LEASE EXTENSION BRINGING LEASE TO 139 YEARS



www.tpsb.co.uk

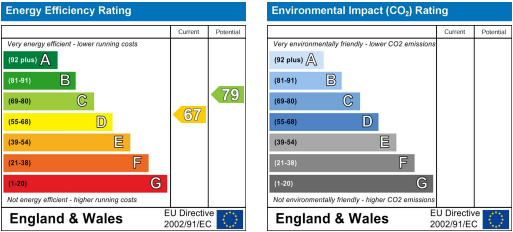
Floor Plan



Area Map



Energy Efficiency Graph



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