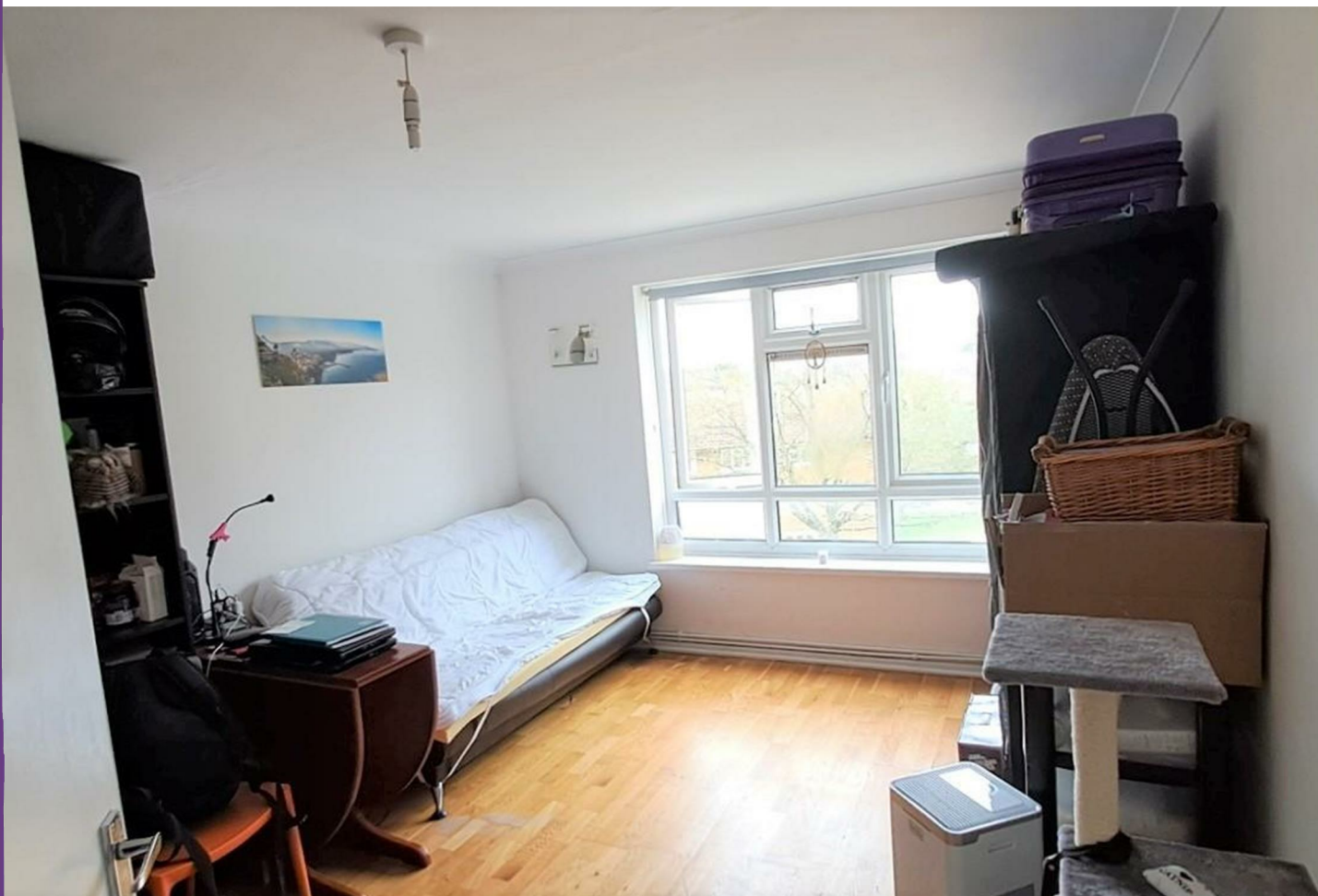


50 St James Street  
Brighton  
East Sussex  
BN2 1QG

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## Hurstwood

Findon Road, Brighton, BN2 5NZ

**Asking Price £179,500**

A SPACIOUS GROUND FLOOR ONE BEDROOM PURPOSE BUILT FLAT.

The property comprises: Communal entrance hall, hall, reception room, kitchen, bedroom, and bathroom.

The property is located in the East Brighton area of Whitehawk which is within walking distance of Brighton Golf Club, Lidl and the Marina with its excellent shopping, restaurants, gym and casino. It is also with in an easy walk to the delights of the beach.

Presently tenanted the property would make an ideal investment buy.

- ONE BEDROOM FLAT
- GROUND FLOOR
- RECEPTION ROOM
- KITCHEN
- BATHROOM
- LEASEHOLD: 112 years
- SERVICE CHARGE: £1,800 PER ANNUM
- COUNCIL TAX BAND: A
- EPC RATING: C



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



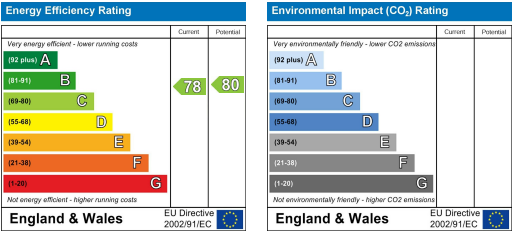
Floor Plan



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.