

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

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## High Street , Brighton, BN2 1SR

**Asking price £250,000**

A Bright and Spacious Two Bedroom Top Floor Purpose Built Flat.

The property comprises: Communal entrance with entry phone, hall, open plan kitchen/ reception room, two bedrooms, bathroom and communal garden.

Located Right in the Heart of Kemp Town, the property is just off the vibrant St James's Street with its excellent shops, coffee bars and pubs. The beach is close by as is the centre of Brighton with its famous lanes, theatres and the historic Royal Pavilion.

The property is also close to RSCH and AMEX.

Brighton Station provides fast trains to both Gatwick and London and the area has a good bus service.

The property would make a great first time buy or investment.

EPC Rating D

Council Tax Band: A

Lease: 108

Service Charge: £830.00 per annum

Ground rent: 50 per annum

- Two Double Bedrooms
- Open Plan Kitchen/ Reception Room
- Bathroom
- Top Floor
- Communal Garden
- Right in the Heart of Kemp Town
- Close to the Beach
- No Chain



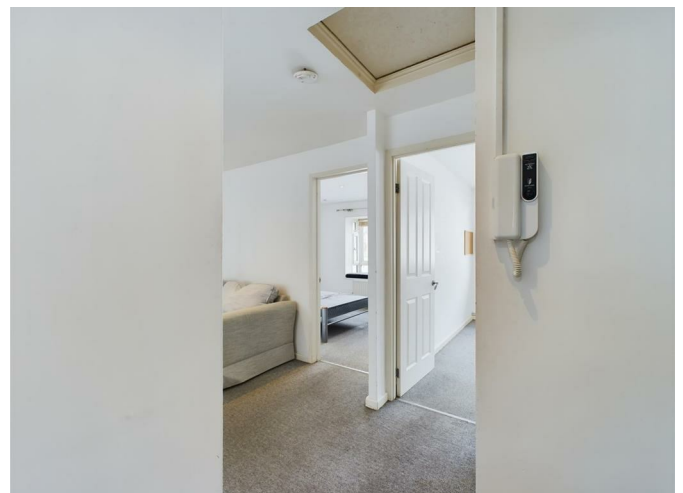
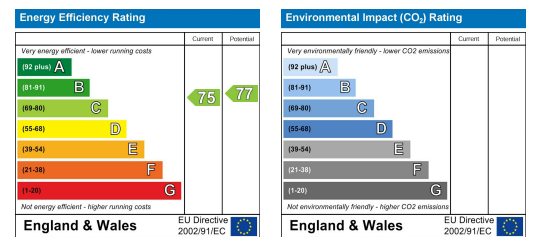
## Floor Plan



## Area Map



## Energy Efficiency Graph



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