



**The Window Flat St Georges Road, Brighton BN2 1EE**

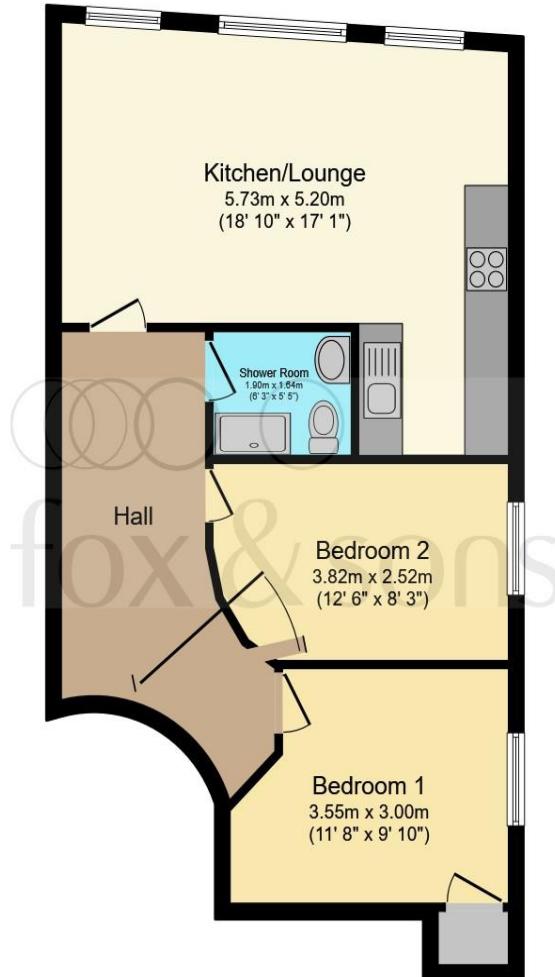


**welcome to**

## **The Window Flat St Georges Road, Brighton**

A stunning loft style apartment with feature windows, vaulted ceilings, an amazing finish throughout and two double bedrooms. Located in central Kemptown and moments from the sea.





**Total floor area 63.2 m<sup>2</sup> (680 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

This unique loft style apartment, set in the heart of central Kemptown village, boasts a range of striking architectural features that set it apart.

With impressive, vaulted ceilings and exposed wooden timbers, the apartment offers a distinct blend of character and space. The feature windows, which span almost the entire front wall, flood the interior with natural light and provide expansive open views along the high street.

The living space benefits from a remarkable sense of openness, with floor to ceiling height enhancing the loft's bright and airy atmosphere. The apartment also includes a generous amount of built in storage, making it both stylish and practical.

There are two double bedrooms, and the quality of finish throughout is exceptional. This apartment stands out as one of the finest currently available on the market in this vibrant and desirable area.

## **welcome to**

## **The Window Flat St Georges Road, Brighton**

- Sold With No Onwards Chain
  - Two Double Bedrooms
  - Ideal First Time Buy
  - Very Popular Location
  - Stunning Open Plan Lounge/Kitchen

Tenure: Leasehold EPC Rating: C

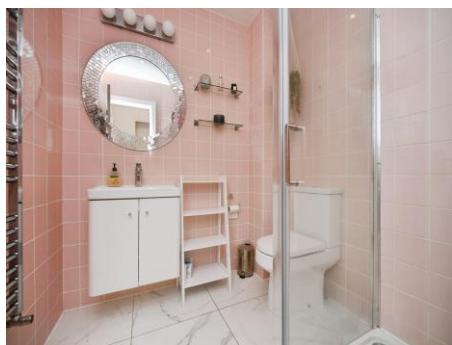
Council Tax Band: B Service Charge: 2564.00

### Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£300,000 - £325,000**



**view this property online** [fox-and-sons.co.uk/Property/KET108031](http://fox-and-sons.co.uk/Property/KET108031)

Please note the marker reflects the postcode not the actual property



Property Ref:

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01273 688148



kemptown@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2  
1AP



fox-and-sons.co.uk