

50 St James Street
Brighton
East Sussex
BN2 1QG

Background User
T: 01273 915400
E:



New Steine , Brighton, BN2 1PB Asking Price £235,000

LARGE ONE BEDROOM RAISED GROUND FLOOR FLAT WITH VIEWS ACROSS NEW STEINE TO THE SEA.

The property is with in THE EAST CLIFF CONSERVATION AREA and situated just off Brighton seafront in Kemp town with its array of restaurants, bars, shops and easy access to the city centre. Set on the ground floor of this Regency building the flat has generous size rooms, high ceilings and period details. The spacious lounge has an attractive ornamental fireplace and large bay window with views onto the seafront. There is a double bedroom to the rear of the property with double bed and wardrobe. The kitchen is light and bright and is fitted with a range modern units and plumbed for dishwasher & washing machine, also has space for fridge/freezer and cooker. The bathroom has a shower over the bath and basin and there is a separate w.c. and basin just off the hallway.

This property is perfect for buyers wanting a lovely flat in which to enjoy all the benefits of coastal living.

Lease: 87 years (our client is at present negotiating a lease extension with the freeholder, lightly to add an additional 90 years, so the property would then have a 177 year lease).

Service Charge: £2,079 per annum (This is taken quarterly as £301 for service charge and £218.75 for reserve fund)

Ground Rent: Presently £300 per annum which reduces to nil once the new lease is in place.

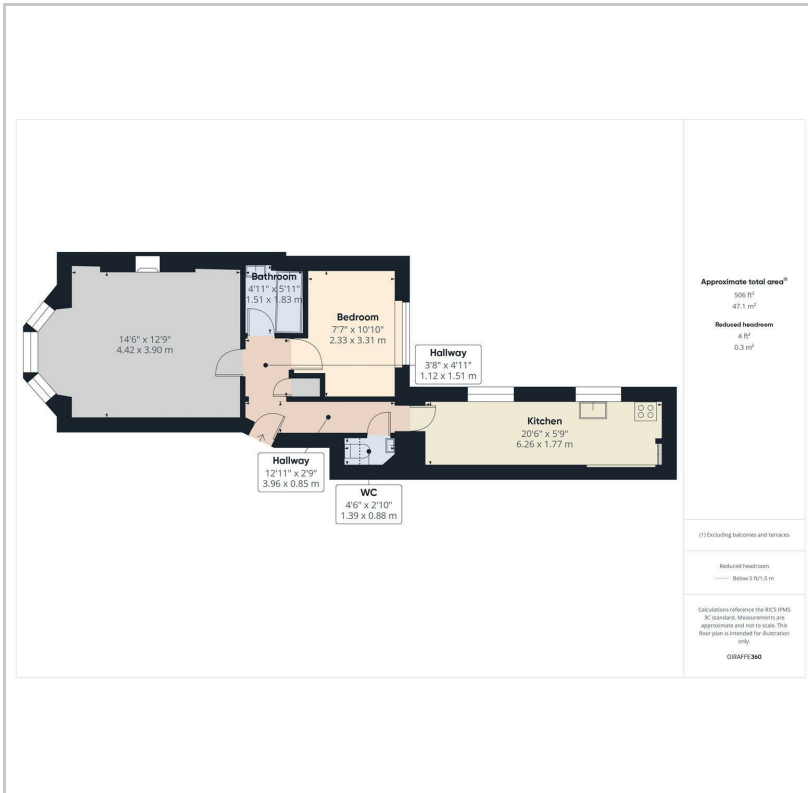
EPC Rating: C

Council Tax Band: A

- ONE BEDROOM
- LARGE RECEPTION ROOM
- KITCHEN
- BATHROOM
- CLOACKROOM
- VIEWS OVER NEW STEINE TO THE SEA
- RIGHT IN THE HEART OF KEMPTOWN
- CLOSE TO THE BEACH
- EAST CLIFF CONSERVATION AREA
- LEASEHOLD BEING EXTENDED TO 177 YEARS



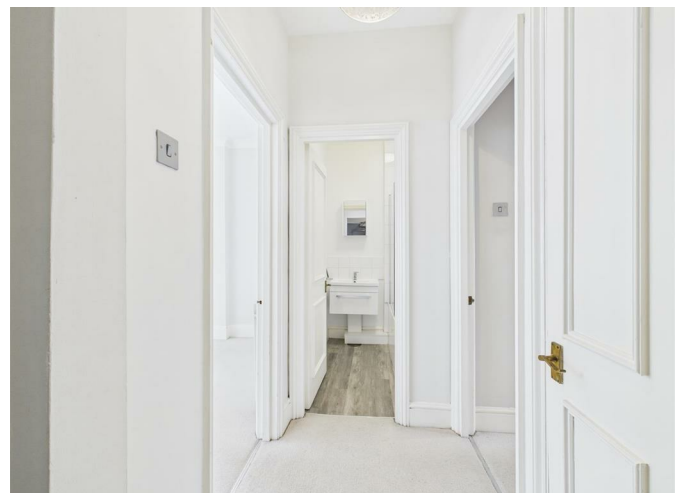
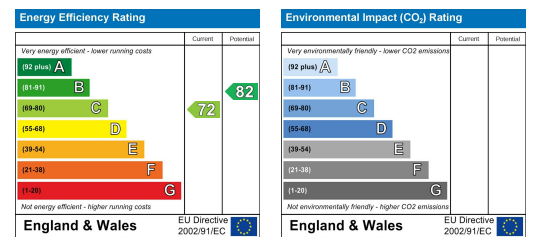
Floor Plan



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.