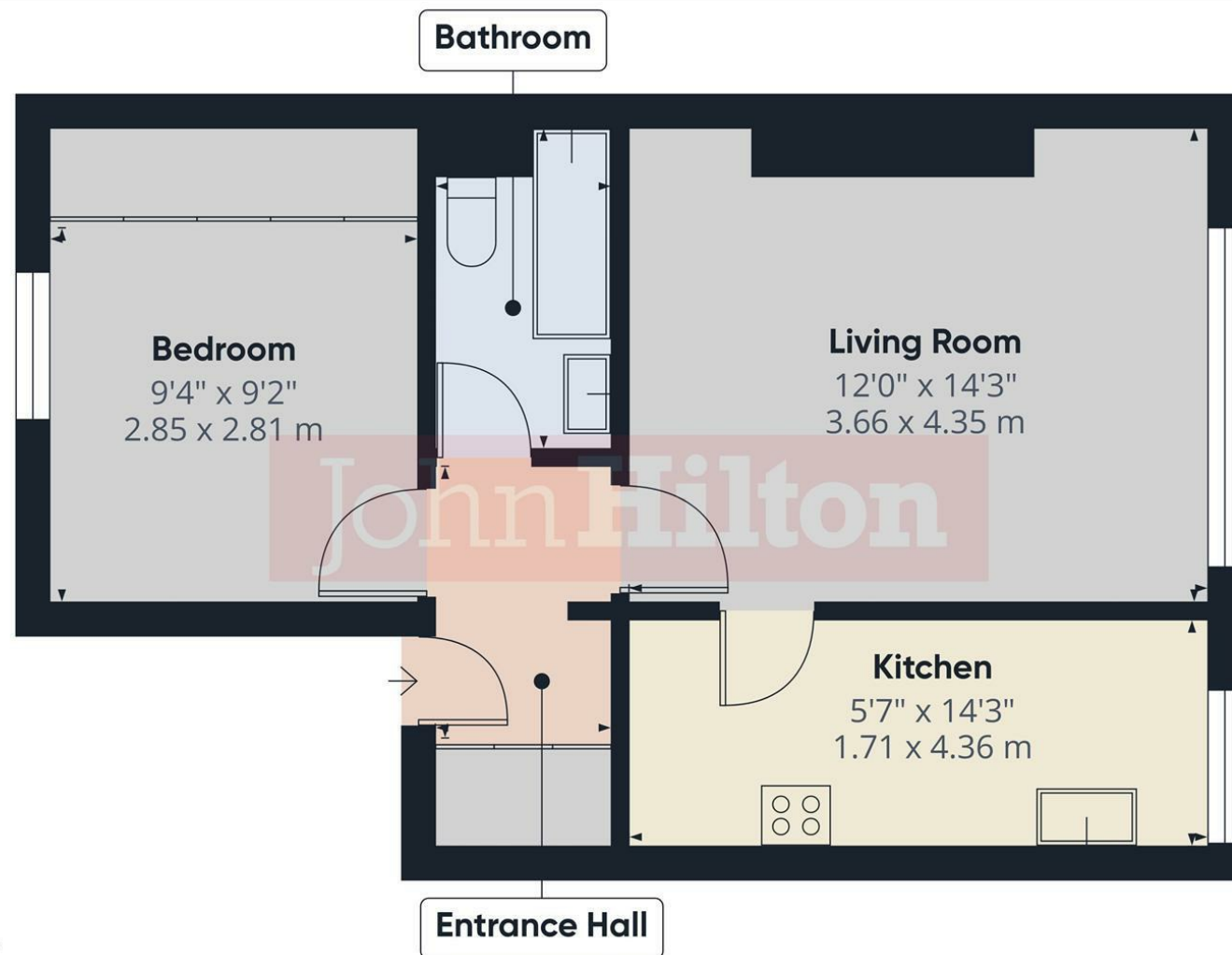


JohnHilton

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Est 1972



Total Area Approx sq ft

36 Eaton Place, Brighton, BN2 1EG

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£200,000
Leasehold - Share of Freehold

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Flat 4 (Second Floor) 36 Eaton Place Brighton BN2 1EG

A charming, one-bedroom, top-floor apartment within an attractive Victorian conversion with potential for improvement, occupying an enviable position in the heart of sought-after Kemp Town Village, just moments from the seafront and beach.



Enjoying a westerly aspect to the front with large sash windows throughout, the flat benefits from plenty of natural light. The accommodation comprises a double bedroom, a separate living room, fitted kitchen, bathroom and an excellent amount of built-in storage. There is also exciting potential to reconfigure the living accommodation, with the possibility of opening up the kitchen and living room to create a more generous open-plan kitchen/living space, subject to the necessary consents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Council Tax Band: **A**

- One-Bedroom Apartment
- Occupies Top Floor of a Substantial Victorian Property
- Blank Canvas Interior
- Large Double-Glazed Sash Windows
- Lots of Natural Light
- Share of Freehold
- Well-Maintained Building with Low Outgoings
- Sought-After Kemp Town Village Location
- A Short Walk to Seafront & Beach
- NO ONWARD CHAIN

The property would benefit from cosmetic updating, presenting an excellent opportunity for a new owner to add their own style and create a delightful home in one of Brighton's most desirable and vibrant neighbourhoods.

The building itself is well managed and maintained, with low outgoing. The front elevation has recently been redecorated, adding to the overall appeal and presentation of this charming period property. Further benefits include a Share of Freehold and no onward chain.

Kemp Town Village is renowned for its eclectic mix of independent cafés, restaurants, bars, boutiques and everyday amenities, while the seafront and beach are quite literally at the end of the road. The location offers the perfect blend of relaxed coastal living and the energy of central Brighton.