







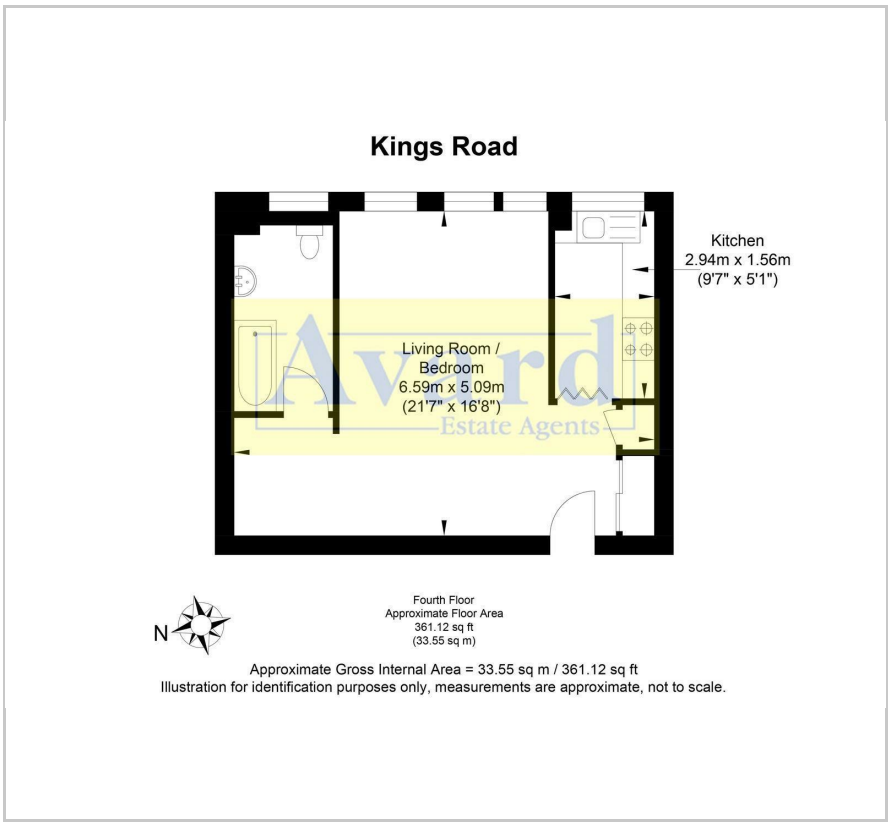

# 37 Astra House Kings Road

, Brighton, BN1 2HL

**Offers in excess of £140,000**

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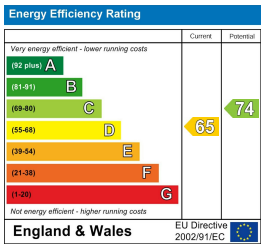
## Floor Plan

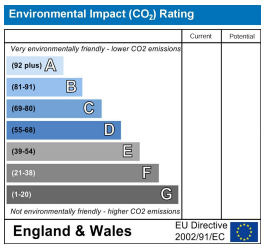



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Long Lease
- 361 Square Feet
- Perfect First Time Purchase
- Located On Brighton Seafront
- Close To Amenities
- Lift Access
- Hot Water & Heating Included In Service Charge
- Must Be Viewed







Avard estate agents are delighted to offer for sale this bright and spacious studio apartment which is located on the fourth floor of a well-maintained purpose-built building, enjoying an east-facing aspect and plenty of natural light. Situated on Kings Road, Brighton, the property offers excellent access to the city's famous beaches, a wide selection of local restaurants, Churchill Square Shopping Centre, and is just a 10-minute walk to Brighton Mainline Station.

The apartment features a separate modern kitchen and bathroom, providing both style and functionality, while the communal areas are well-maintained and welcoming. Heating and hot water are included in the maintenance charges.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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