



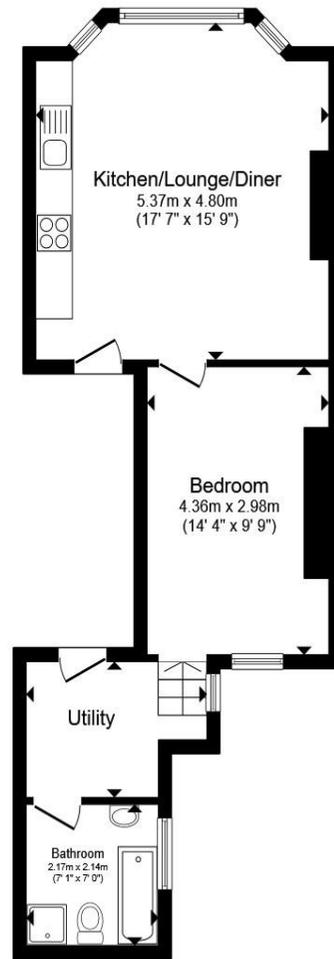
**St. Georges Terrace, Brighton BN2 1JH**

**welcome to**

**St. Georges Terrace, Brighton**

A bright and characterful first floor converted flat in the heart of Kempdown, offered with no onward chain. Featuring a south-facing lounge with a large bay window, modern kitchen, stylish bathroom and generous double bedroom, this home is ideal for a first-time buyer.





Total floor area 47.1 m<sup>2</sup> (507 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.propertybox.io](http://www.propertybox.io)



Offered with no onward chain, this charming first-floor converted flat is perfectly positioned in the heart of central Kemptown, making it an ideal choice for first-time buyers, those seeking a stylish pied-à-terre, or buy-to-let investors.

Flooded with natural light, the south-facing lounge is a standout feature of the home. Boasting an elegant bay window, high ceilings, period detailing, and a feature fireplace, the space feels bright, airy and full of character. The open-plan layout continues into a modern fitted kitchen with shaker-style cabinets, tiled splashback and wooden flooring, creating a sociable and inviting living area.

The double bedroom offers generous proportions, neutral décor and a large sash window, providing a peaceful retreat. The contemporary bathroom has been beautifully finished with stone-effect tiling, a modern white suite and a rainfall shower over the bath.

Situated in one of Kemptown's wide, attractive period streets, the property benefits from immediate access to an array of independent cafés, shops, bars and Brighton's famous seafront—everything this vibrant neighbourhood has to offer is just moments away.

welcome to

## St. Georges Terrace, Brighton

- Sold with No Onwards Chain
- First Floor Converted Flat
- South Facing Lounge
- Central Kemptown Location
- Ideal First Time Buy

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 14 Jul 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £280,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/KET108328](https://fox-and-sons.co.uk/Property/KET108328)



Property Ref:  
KET108328 - 0003

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