



## 21 ST. GEORGES TERRACE BRIGHTON, BN2 1JJ

SHARE OF FREEHOLD

GUIDE PRICE £280,000 - £300,000. Nestled in the vibrant heart of Kemptown Village, this bright and spacious newly decorated first-floor apartment on St. Georges Terrace offers an exceptional living experience. Boasting two generously sized double bedrooms, this property is perfect for individuals or couples seeking comfort and style. The high ceilings throughout the flat create an airy atmosphere, enhancing the sense of space.

The well-appointed kitchen breakfast room is ideal for casual dining and entertaining, while the inviting lounge diner provides a perfect setting for relaxation and social gatherings. With a share of freehold, this apartment presents a fantastic opportunity for those looking to invest in a property with long-term value.

This apartment is not just a place to live; it is a lifestyle choice, surrounded by the eclectic charm of Kemptown, with its array of shops, cafes, and the beautiful seafront just a short stroll away.

This property is a rare find in a sought-after location, making it an excellent opportunity for both first-time buyers and seasoned investors alike. Do not miss the chance to make this delightful apartment your new home.

\*Please note some of the images have been virtually furnished\*

# Nicholas James

SALES LETTINGS AUCTIONS





NJ

# St Georges Terrace

Approximate Gross Internal Area = 65.4 sq m / 704 sq ft

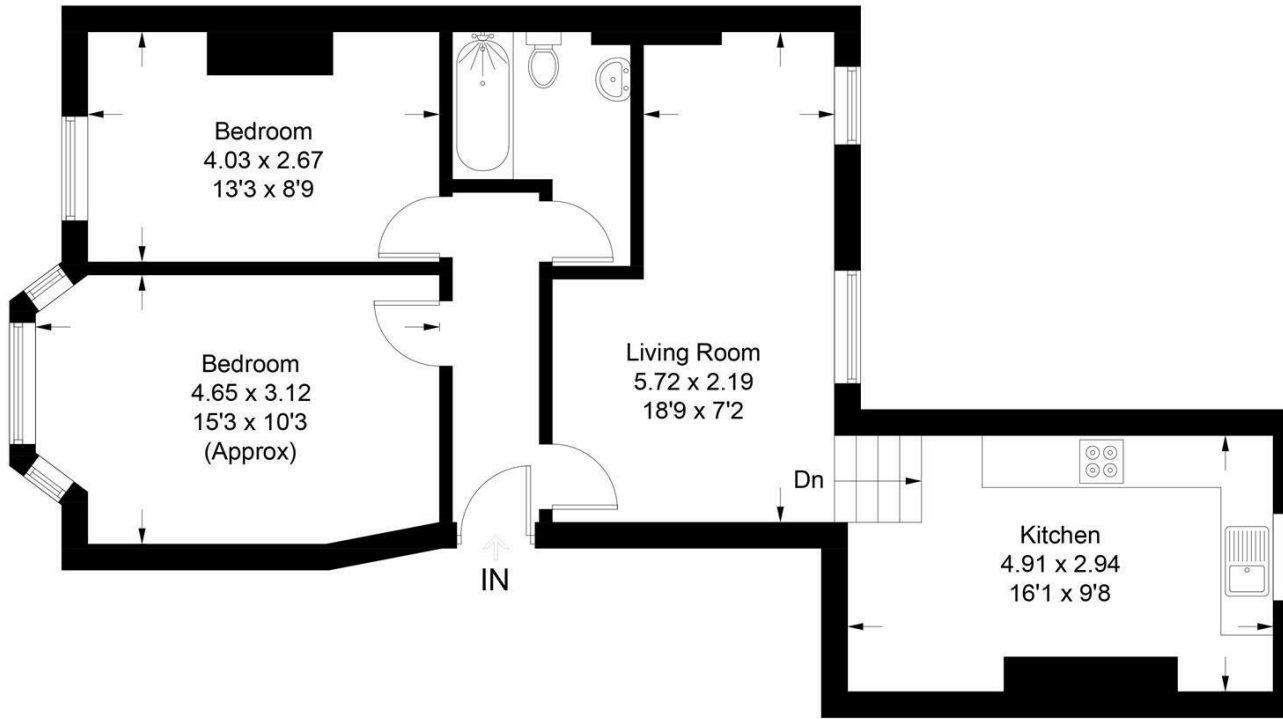
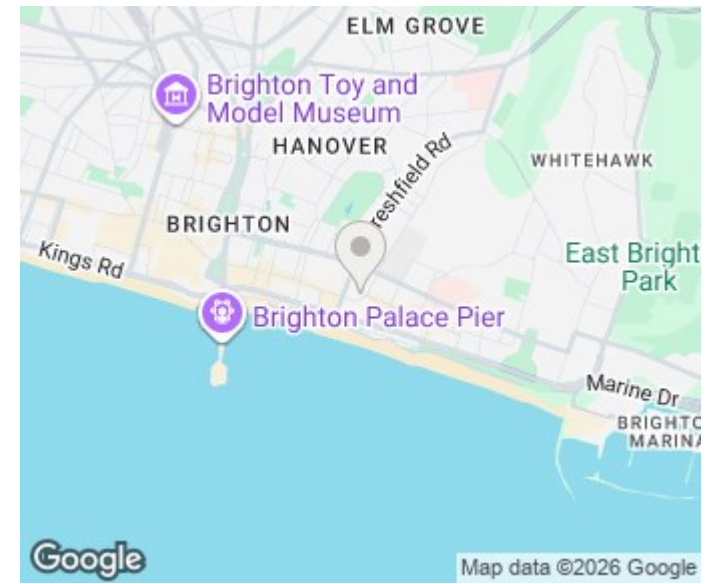


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315858)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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