

50 St James Street
Brighton
East Sussex
BN2 1QG

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St. James's Avenue , Brighton, BN2 1QD Asking Price £849,950

A Four Bedroom Edwardian Terraced House, with much Charm and Character.

This property is quite simply perfect for entertaining.

The property comprises:

Entrance on both the raised ground floor and lower ground floor, two halls, reception room, chic kitchen/ breakfast room with modern wall and base cabinets, central island, granite worktops, cloak room, sunlounge leading out to discrete patio garden, four double bedrooms, luxury bathroom with double doors leading to elegant roof terrace, large loft with possibility subject to planning of extending into and adding a further room terrace, but really the house is more than large enough for most buyers.

The property is situated right in the heart of fashionable Kemptown close to the Beach with sea views greeting you as you walk out on to St James's Avenue and look down towards the sea.

St James's Street with its excellent shopping, restaurants, coffee shops and bars are to one end of the street and you are within an easy walk of the delights of Brighton's world-famous Laines and theatres as well as the extensive central Brighton shopping facilities.

Queens Park with its lush green spaces is just up from the other end of the Avenue.

This property is perfect for couples or families wanting a substantial home in which to enjoy all the benefits of coastal living.

- FOUR BEDROOM HOUSE
- RECEPTION ROOM
- KITCHEN BREAKFAST ROOM
- CLOAKROOM
- SUN LOUNGE
- LUXURY BATHROOM
- DISCRETE PATIO GARDEN
- ROOF TERRACE
- RIGHT IN THE HEART OF KEMPTOWN
- CLOSE TO BEACH



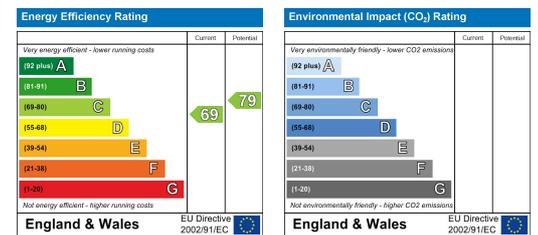
Floor Plan



Area Map



Energy Efficiency Graph



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