



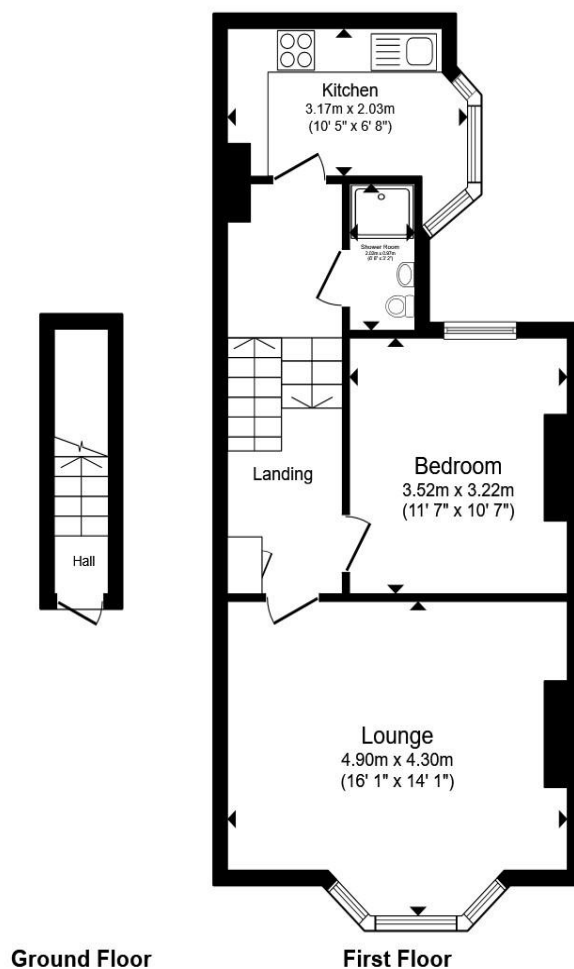
St. Georges Road, Brighton, BN2 1ED

welcome to

Upper Floor Flat St. Georges Road, Brighton

A bright and well-proportioned one-bedroom upper floor apartment situated in the heart of Brighton's popular Kemp Town district. Offering a spacious bay-fronted lounge, separate fitted kitchen and generous double bedroom, the property is ideally positioned close to the seafront.





Ground Floor

First Floor

Total floor area 54.3 m² (584 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



A generously proportioned one-bedroom upper floor apartment, ideally situated in a sought-after central Brighton location, within easy reach of the city centre, seafront, and excellent transport links. The accommodation comprises a spacious bay-fronted lounge measuring approximately 16'1" x 14'1", providing an excellent living and entertaining space. The double bedroom is well-proportioned and offers ample room for furnishings. To the rear, the separate fitted kitchen benefits from a pleasant bay window, creating a bright and airy environment for cooking and dining. The property further features a modern shower room and an entrance hall with stairs rising to a central landing, providing access to all principal rooms. With a total floor area of approximately 584 sq ft (54.3 sq m), the flat offers well-balanced accommodation throughout. Located in the popular Kemp Town area of Brighton, St George's Road is renowned for its vibrant mix of independent shops, cafés and restaurants, whilst Brighton seafront, the Royal Sussex County Hospital and Brighton city centre are all within easy walking distance. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Upper Floor Flat St. Georges Road, Brighton

- Upper floor apartment
- One double bedroom
- Bay-fronted lounge
- Approx. 584 sq ft / 54.3 sq m
- Central Brighton location

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KET108117 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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