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# austin gray



## Flat 4, 26 Burlington Street

Brighton, BN2 1AU

**£210,000**

A well-presented, one bedroom, second floor apartment with sea views in a great location in the heart of the Kemptown district of Brighton-offered for sale with a SHARE OF FREEHOLD and NO ONWARD CHAIN. Ideal first-time purchase by the sea.

Burlington Street lies adjacent to St George's Road and Brighton seafront and is within the heart of the Kemptown district of Brighton, which is well served by an array of restaurants, bars and other entertainments. Brighton Marina and is easily accessible providing its yachting facilities, restaurants, cinema, casino other entertainments whilst Kemptown's seafront is currently undergoing an extensive regeneration project which now includes an open-air swimming pool.

Through the communal hallway to the second floor the front door opens into the open plan living room and kitchen. The bow fronted window provides an ideal place to sit and eat and take in the sea views. The kitchen itself includes a washer/dryer, integrated fridge, oven and hob. A door leads through to the bedroom and further through to the modern shower room/WC.

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.

- Share of the freehold
- Maintenance £1000 pa approx
- Council tax band A
- NEW LEASE ON COMPLETION



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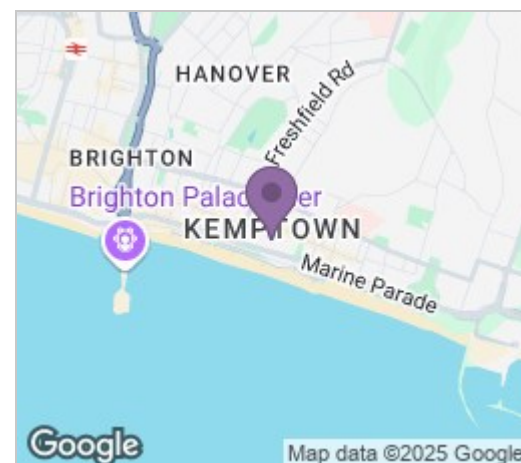
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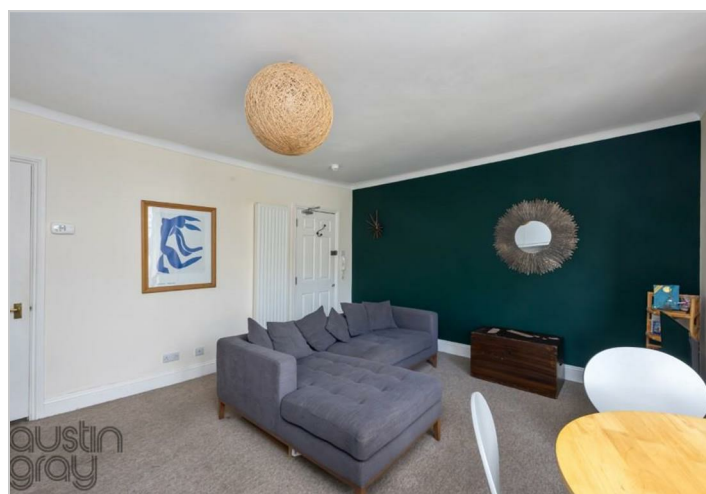
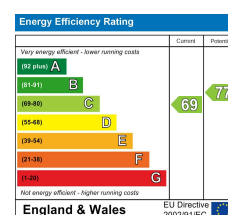
## Floor Plan



## Area Map



## Energy Efficiency Graph



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

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