

24a St. James's Street, Brighton, BN2 1RF

£1,200 Per month

A WELL PRESENTED 1 bedroom third floor flat located in the sought-after KEMP TOWN area of Brighton, 3 MINUTES' WALK TO THE SEA, close to a range of independent shops, cafes & restaurants. Property highlights include: the OPEN PLAN lounge/kitchen with bi-folding doors onto the BALCONY with SEA VIEW, the MODERN fitted shower Room. Deposit £1375. EPC Rating C. Council Tax Band A. Viewings are highly recommended. Available from 1st December.

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DAVID MASLEN ESTATE AGENTS

Communal front door from Dorset Gardens to:

Communal Hallway
Choice of LIFT or stairs to the third floor.

Third Floor
Personal front door to:

Hallway
Wood effect flooring, built in storage & boiler cupboard, doors to all rooms.

Shower Room
Low level close coupled WC with concealed cistern, pedestal wash hand basin with mixer tap, shower cubicle with mains fed shower over, wall mounted extractor fan, tiled walls, tiled floor.

Open Plan Lounge/Kitchen

Kitchen Area
Range of wall & base units with wooden effect work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner hob with cooker hood over, integrated oven under, integrated fridge/freezer, integrated slimline dishwasher, part tiled walls, wood effect flooring.

Lounge Area
Continuation of wood effect flooring, recessed spotlights, wall mounted heating thermostat, wall mounted entry phone, bi-fold doors leading to the balcony.

Bedroom
Window to side, wood effect flooring, 2 x wall mounted lights.

Underfloor heating throughout.

Total approx floor area
30.5 sq.m. (328 sq.ft.)









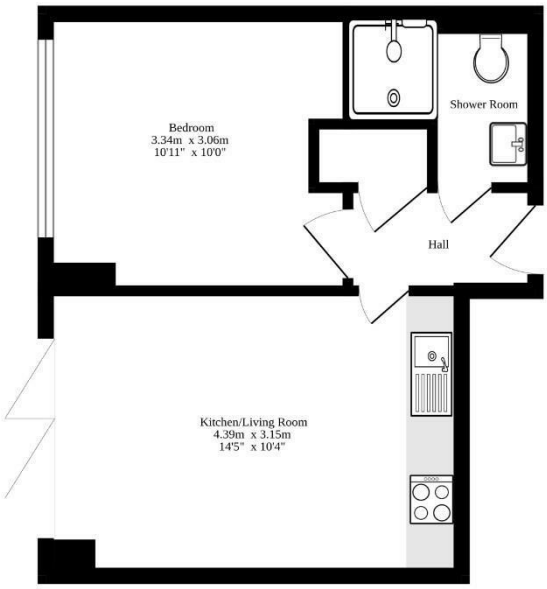








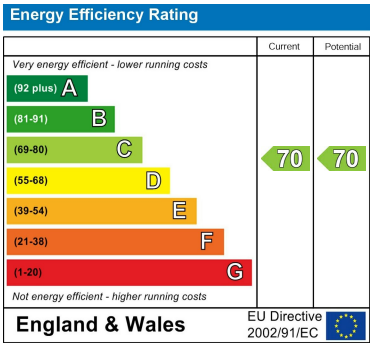


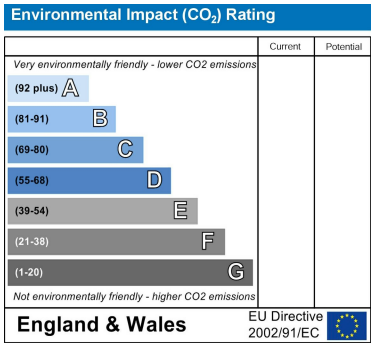


St James Street

TOTAL FLOOR AREA : 30.5 sq.m. (328 sq.ft.) approx.

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