

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

£1,225 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. Offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: C70 Exclusive to Maslen Estate Agents.

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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.)

Parking zone C

Council tax band A

V3



















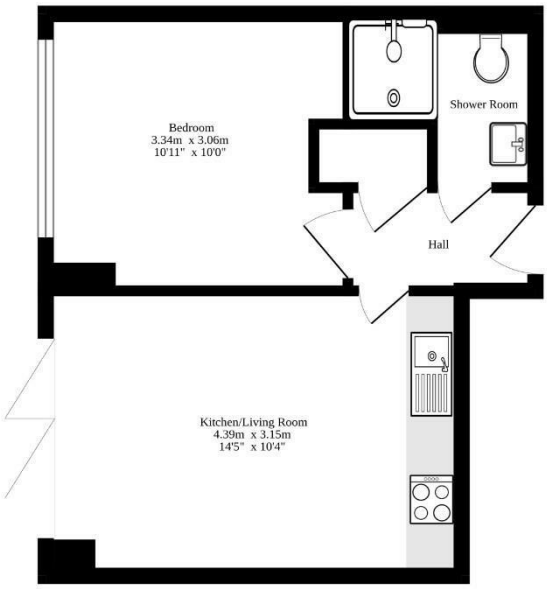

St James Street

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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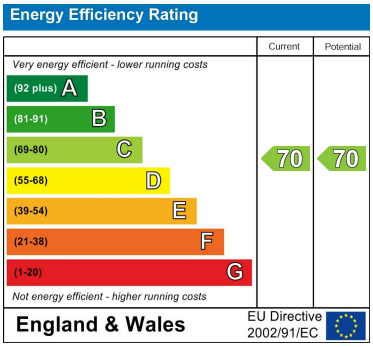

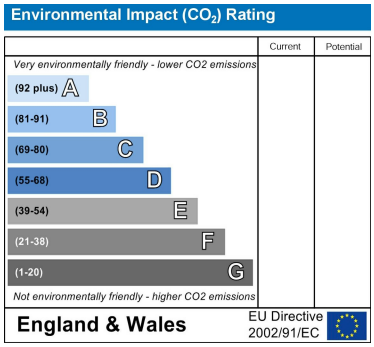

IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT
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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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