



# St. Georges Road

Brighton, BN2 1EF

**Asking price £280,000**

Positioned in the heart of Kemp Town Village, this well presented one bedroom apartment forms part of a modern and well maintained development, benefitting from a private south facing roof terrace and use of a communal outdoor swimming pool.

Located on the second floor, the apartment enjoys excellent natural light throughout, with the open plan kitchen and living space enhanced by its southerly aspect. Large doors open directly onto the terrace, creating a strong connection between the living space and the outside, ideal for both everyday use and entertaining.

The living area is well proportioned with hardwood flooring throughout, while the fitted kitchen is neatly arranged and offers a practical, sociable layout.

The bathroom is a generous space, featuring a freestanding roll top bath with shower over, adding both character and comfort.

The double bedroom is well sized and includes built in storage, with direct access to the south facing terrace, further enhancing the flow and usability of the apartment.

Extending to approximately 424 sq ft, this is a smart, low maintenance home set within one of Brighton's most popular village locations, close to local cafes, independent shops and the seafront.

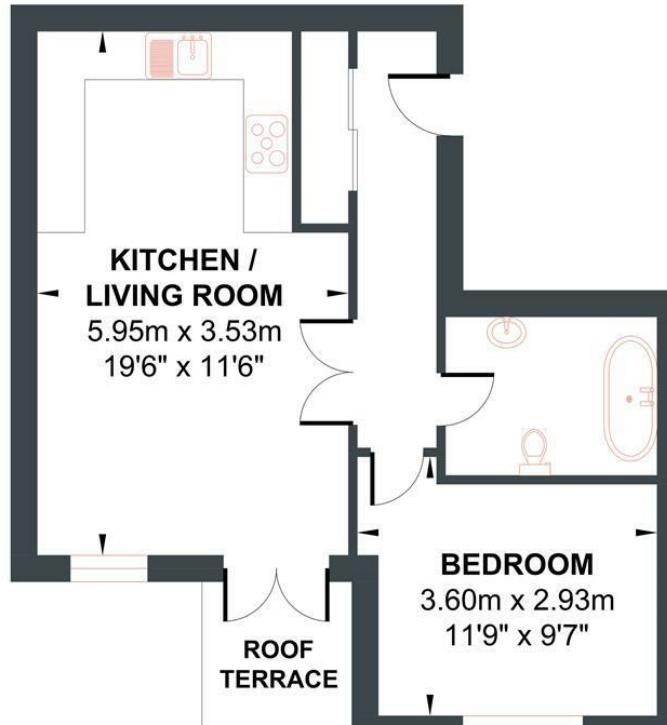
- One bedroom flat
- Modern
- Kemp town
- Modern Kitchen
- Use of communal swimming pool in the complex
- South facing balcony
- No Chain
- Close To Shops & Hospital
- Long Hall With Ample Storage
- Bright & Spacious

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## ST GEORGE'S ROAD

Approximate Gross Internal Area = 39.48 sq m / 424.95 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



SECOND FLOOR

**Approximate Floor Area**  
424.95 sq ft  
(39.48 sq m)

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All measurements are approximate



