



## St. James's Street

£260,000

GUIDE PRICE £260,000 - £270,000

Lextons is delighted to market this first floor apartment with a south-facing open plan kitchen/living room, with juliet balcony and a spacious west-facing bedroom, which overlooks St James's avenue.

This modern apartment is just moments from the best of Kempton's famous shopping, dining, leisure and seafront fun. Gaze at the vibrant street scene from your south facing juliet balcony, pop out for a cocktail, or Sunday morning breakfast croissant, and don't miss a heartbeat of the action.

Well presented communal areas lead you to the first floor in the building where the front door can be found. As you enter the property, a large and well lit hallway can be found, which provides access to all rooms, as well as a video entry system. To the front of the property the open plan living, kitchen, dining area is located, which is beautifully modern and very well maintained. Next to this is a generously sized double bedroom with plenty of fitted storage space. And to the rear of the property is a modern bathroom, with underfloor heating throughout, which is flooded with natural light from the skylight above. This property also benefits from secure bike storage on the ground floor.

The location really is the cherry on the cake: Just a short stroll away from the seafront and with St James Street on your doorstep, you will never be



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St. James's Street, BN2

£260,000



Approximate gross internal floor area 46.5 sq m/ 501 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Meet us here...

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