

# Upper St. James's Brighton



# Upper St. James's Brighton

£500,000

4

BEDROOM

2

RECEPTION

2

BATHROOM

## About the property

**\*\* Pre Auction Offers Welcome \*\***

This beautiful, four bedroom house offers an exceptional standard of living in a fantastic location. Boasting just under 1300 sq ft of elegant living space, this property is not only an ideal second home or Airbnb investment but also one of the most beautiful homes in the area.

The property, which was refurbished in 2024, features four generous double bedrooms, providing ample space for family and guests, while the two reception rooms offer versatile areas for relaxing or entertaining. Stylishly refurbished throughout, the house combines modern convenience with classic charm, creating a truly welcoming environment.

Outside, you'll find a private space perfect for enjoying the sunshine or dining al fresco, enhancing the appeal of this fantastic home.

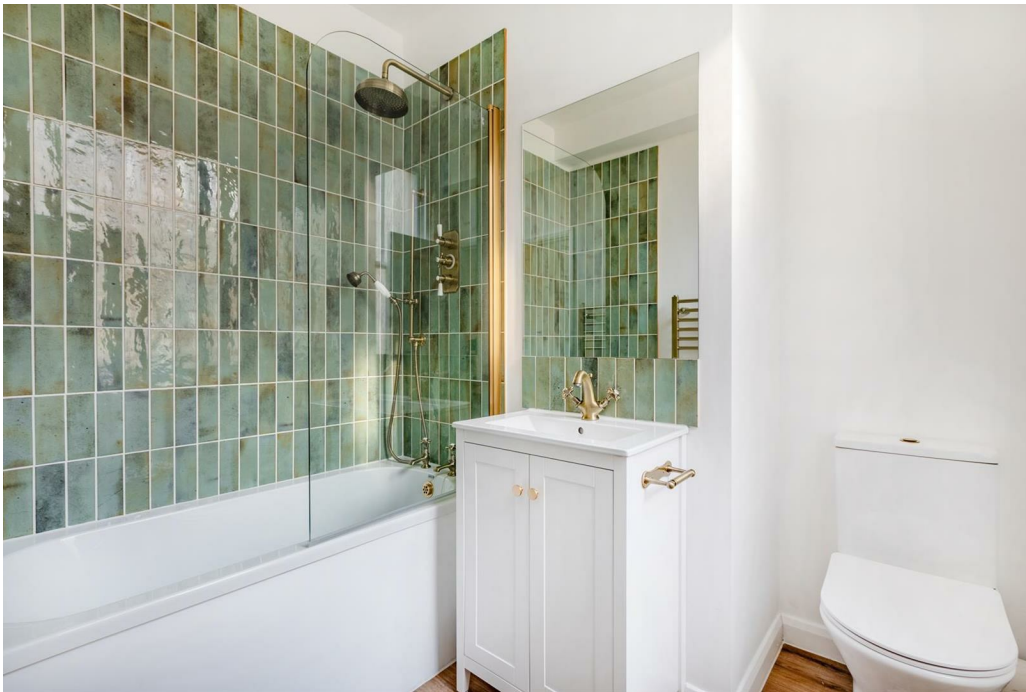
Located just moments away from the sea, you can enjoy coastal walks, sea views, and the soothing sounds of the waves. The property is also in close proximity to Brighton College, making it a perfect choice for families seeking top educational facilities.

This is a home that offers more than just a place to live—it offers a lifestyle. With its prime location and exceptional finish, this property would be a wonderful place to call home or a highly sought-after rental opportunity. Don't miss the chance to own one of the most beautiful homes in the area.













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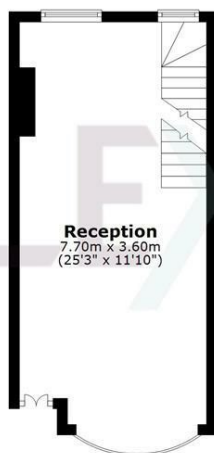
#### Lower Ground Floor

Approx. 24.0 sq. metres (257.9 sq. feet)



#### Ground Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



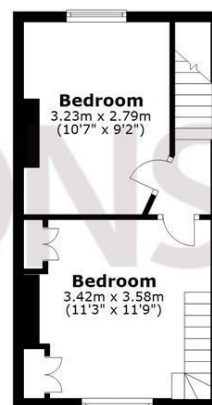
#### First Floor

Approx. 25.8 sq. metres (277.3 sq. feet)



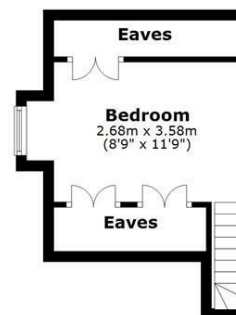
#### Second Floor

Approx. 25.8 sq. metres (277.3 sq. feet)



#### Top Floor

Approx. 17.0 sq. metres (183.2 sq. feet)



Total area: approx. 119.9 sq. metres (1290.7 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(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	

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

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