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Flat 1, 24a St James Street, Brighton, BN2 1RF
Prices from £375,000

**** Contact us for a Virtual Walk Through Viewing ****

A two double bedroomed purpose-built South facing apartment with its covered South facing balcony and is offered for sale with immediate vacant possession and no onward chain.

St James Street is located off Brighton seafront in the heart of the popular Kemp Town district, where an eclectic mix of boutiques, bars and restaurants can be found. Brighton mainline station in nearby Queens Road is easily accessible as is the vibrant City Centre of Brighton and Hove.

Offered for sale with immediate vacant possession and no onward chain, this first floor flat benefits from a modern kitchen with integrated appliances, modern bathroom, underfloor heating throughout and an open plan living space leading out to a South-facing balcony with views to the sea.

New room

Secure communal front door with its Video entry phone provides access into communal entrance hall with stairs rising to the first floor landing.

New room

Front door opens into entrance hall with wired smoke alarm.

New room

Enjoying a southerly aspect is the open plan living / dining / kitchen with bi folding doors that open out onto a tiled and glass balustrade covered balcony with views along Madeira Place towards the sea.

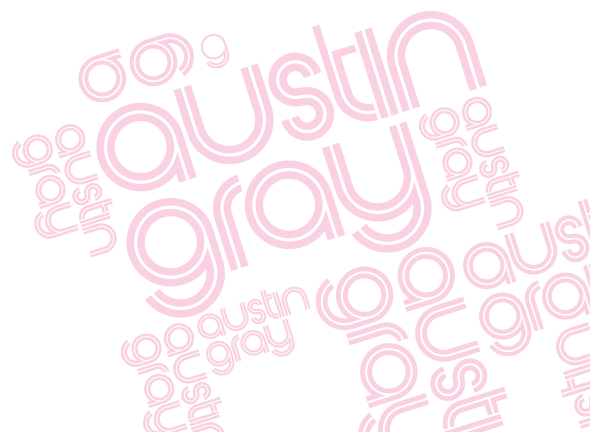
A well-equipped kitchen has a hob, electric fan assisted oven below and extractor hood above, integrated fridge and washing machine in addition to a wealth of cupboard and drawer storage. Stainless steel sink and drainer. Cupboard housing hot water tank whilst the kitchen has a Juliet balcony. Video entry phone.

There are two bedrooms, one interconnects to the living space with feature pocket doors providing seclusion and privacy, with double glazed windows to the side & a further door that opens into the entrance hall.

The second bedroom has a double glazed window to the side.

Modern white bathroom/WC has an enamelled bath with thermostatically controlled shower above, glass shower screen, WC, pedestal wash hand basin, tiled walls and floor, fitted mirror, shaver point and extractor fan.

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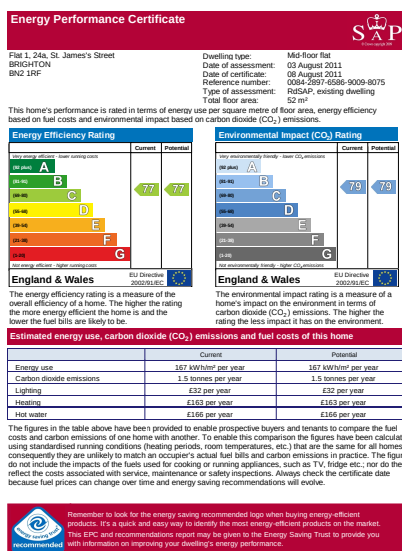


St James's Street, Brighton



Approximate Floor Area
581.68 sq ft
(54.04 sq m)

Approximate Gross Internal Area = 54.04 sq m / 581.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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