

50 St James Street
Brighton
East Sussex
BN2 1QG

T 01273 915400
E michael.cooley@tpsb.co.uk



Atlingworth Street

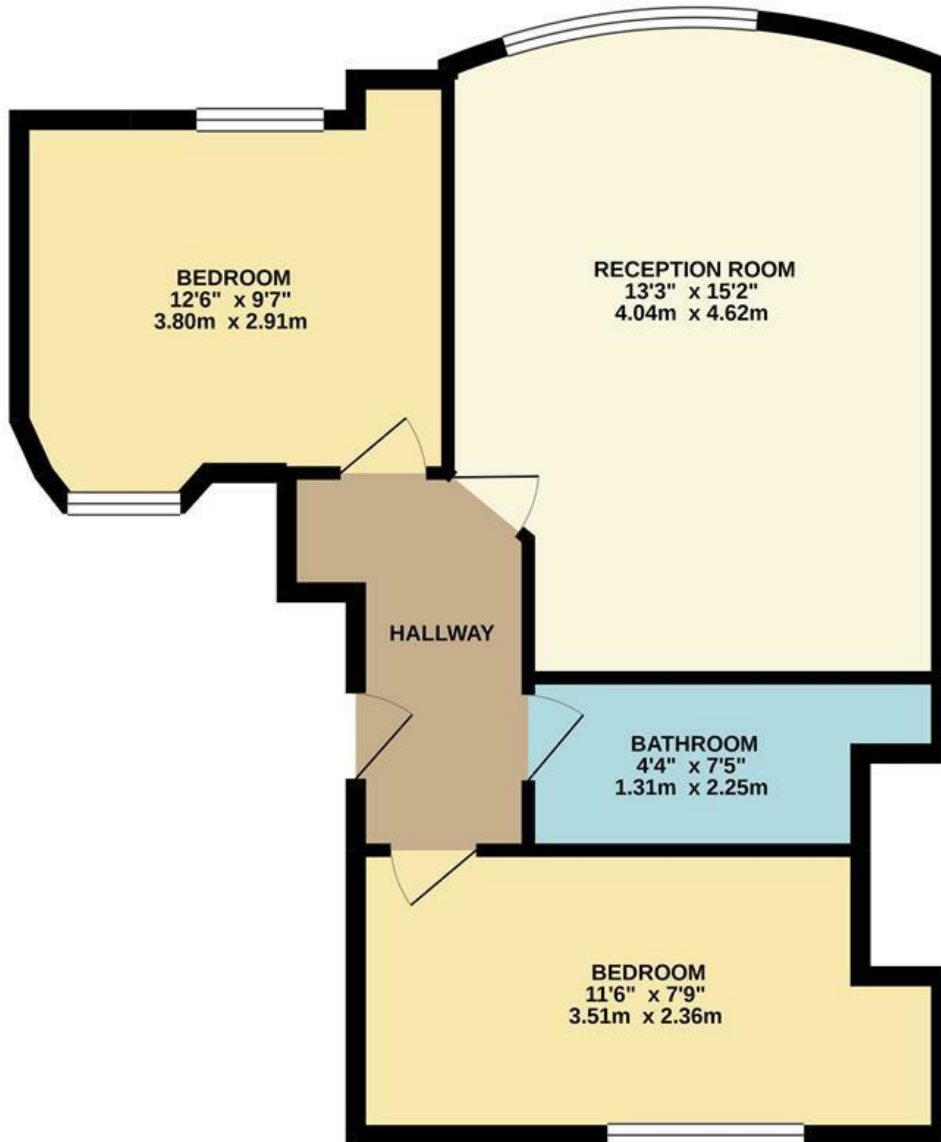
A Bright and Spacious Two Bedroom conversion flat set within this Elegant Period Property. The property is located with the wonderful Kemp Town seafront and the beach just at one end of the Street and the fashionable Kemp Town Village with its excellent shopping, cafes, bars, and restaurants within easy walking distance. Brighton palace pier just around the corner as are the theatres and famous Lanes. The lush green spaces of Queens Park are also within easy reach and there are regular buses to the mainline station with its excellent links to London and Gatwick. The property comprises: Communal hall, entrance hall, open plan kitchen/reception room, bathroom and two double bedrooms. This is an ideal buy for professionals, second homers and investors alike, who want a property close to the beach and the excellent lifestyle that provides.

- Two Double Bedrooms
- Large Open plan Kitchen/Reception room
- Bathroom
- Elegant Period Property
- Close to the Beach
- Kemp Town Village just around the corner
- Partial sea views

£315,000

www.tpsb.co.uk

THIRD FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) 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.
Made with Metropix ©2021

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	71	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		