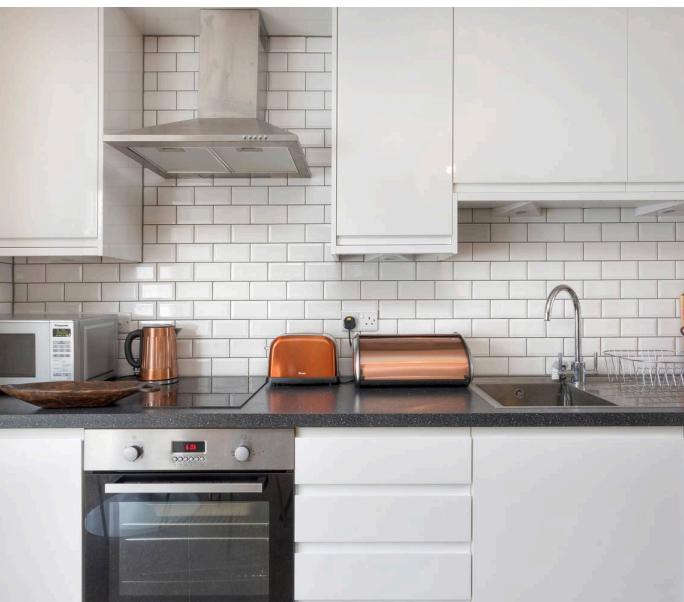


Burlington Street, Brighton

Guide Price £190,000 - £200,000

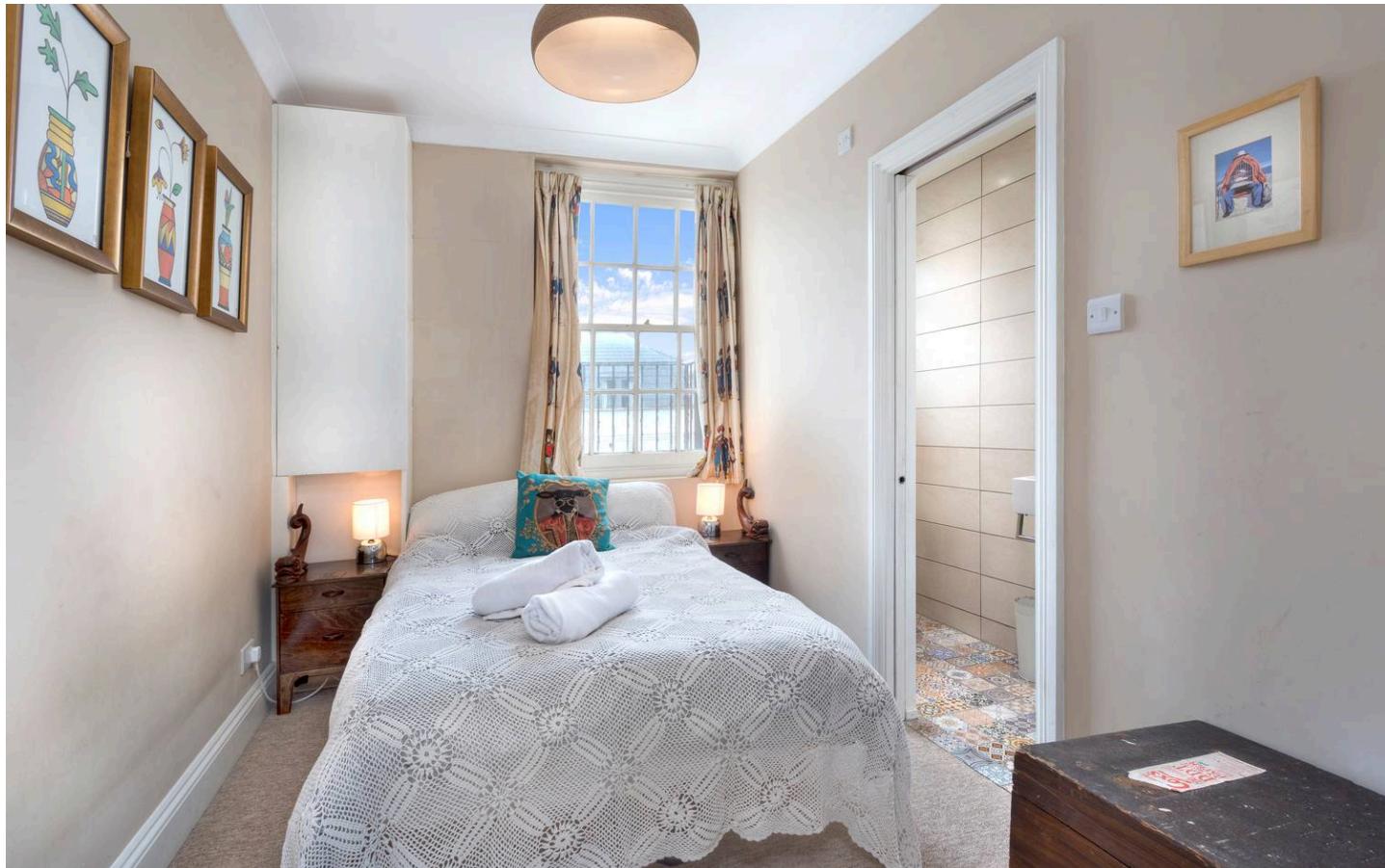


Superbly located in Brighton's sought-after East Cliff Conservation Area, only moments away from the bustling cafes and shops of Kemp Town Village, a well-presented SECOND-FLOOR, ONE BEDROOM APARTMENT in a PERIOD PROPERTY. Sold with NO ONWARD CHAIN.

Set on the third floor of a period bay-fronted building just moments from Brighton seafront, this well-presented apartment offers contemporary open-plan living in a great setting. The generously proportioned kitchen and living area is flooded with natural light from a large bay-sashed window and is complemented by a sleek, modern handleless white kitchen. The double bedroom leads through to a well-appointed en-suite shower room, completing this stylish and thoughtfully arranged home.

The Local Area

Situated within the East Cliff conservation area, Burlington Street forms a distinguished part of Kemp Town's celebrated neighbourhood. Just moments from the seafront, the area offers unrivalled amenities, with the independent shops, bars, and cafés of St George's Road, Eastern Road and Brighton Marina all within easy walking distance.



Sea Lanes, Brighton's popular open-water swimming destination, is moments away, while central Brighton remains easily accessible, offering everything from high street stores to its famous Lanes. Brighton Station is just over a mile away, offering fast mainline links to London and beyond, with regular bus services connecting the city and the South Downs, including Devil's Dyke.

Further Information

Burlington Street is situated in parking zone H, and this apartment is in council tax band A, which is currently charged at £1,637.19 for 2025/26.

EPC rating - D

Council Tax - A

Parking - H

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

Unexpired term on lease - 76 years (Please speak to Sawyer & Co regarding a lease extension)

Service Charge - £1,465.50 per annum

Ground Rent - £100 per annum

Managing Agent - Jonathan Rolls

This information has been provided by the seller. Please obtain verification via your legal representative.





Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.