

First Floor Flat
71 St James's Street
Brighton
BN2 1PJ

FOR
SALE



**NEWLY RENOVATED FIRST FLOOR FLAT IN PRIME CENTRAL
LOCATION WITHIN A FEW MINUTES WALK OF
BRIGHTON PIER AND SEAFRONT ALSO SHOPS, CAFES AND A
GOOD RANGE OF RESTAURANTS**

£ 195,000 LEASEHOLD

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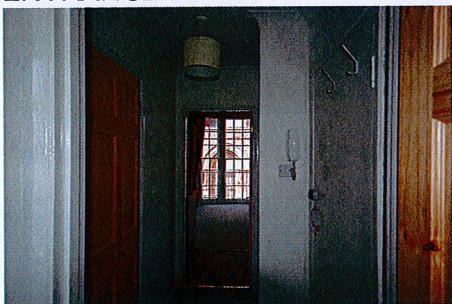


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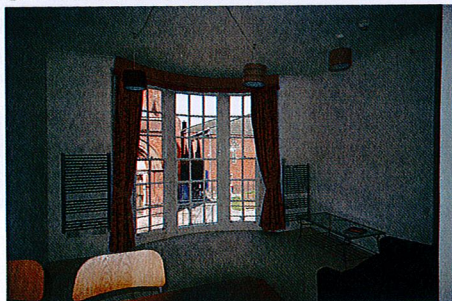
Occupying a central City location overlooking St. James's Street with its good range of restaurants, cafes and other retail outlets. Brighton seafront and Brighton Pier with their various attractions are also close at hand. The main Western Road shopping thoroughfare including Churchill Square shopping mall, Brighton mainline railway station, the famous Lanes, cinemas, the theatre and the conference centre are also easily accessible. This newly renovated First floor flat forms part of this converted period property having painted rendered elevations with a full length bay window at first floor level and a separate street access. The accommodation offer a spacious lounge with newly fitted open plan kitchen with built-in appliances, double bedroom, luxury newly installed bathroom. The property is offered with immediate vacant possession and is decorated in neutral tones throughout. There are natural wood panelled doors and fitted carpets are included. Internal viewing is recommended. The flat is ideal as a buy to let/holiday home or first time purchase.

ENTRANCE HALL:



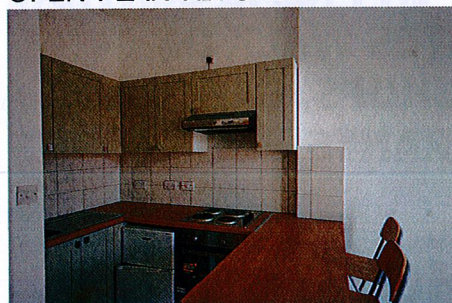
Built-in utility/airing cupboard with pre-lagged copper cylinder, fitted immersion heater, good storage shelving under, plumbing and space for washing machine, coved ceiling, entry phone, wood effect vinyl flooring, smoke detector, light point.

SITTING ROOM:

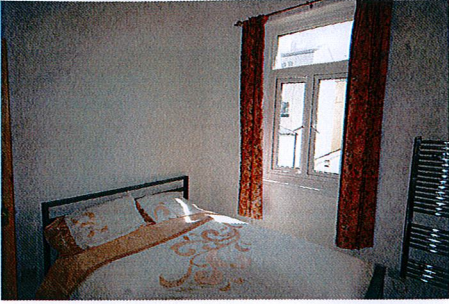


14'5 x 12'5 into bay (4.39m x 3.78m), an attractive room with full length wide sliding sash bay window overlooking St James' Street and adjoining area, 2 chrome ladder style electric radiators, coved ceiling, smoke detector, ceiling light points, power and light points

OPEN PLAN KITCHEN:



8'3 x 7'9 (2.51m x 2.36m) Inset single drainer stainless steel sink unit with mixer taps, newly fitted range of wall and base units comprising cupboards, drawers, work surfaces and fitted breakfast bar, built-in Zanussi electric hob unit, with fitted stainless steel cooker hood over, built-in electric fan assisted oven under, space for under counter fridge, part-tiled walls, track with low voltage lighting, wood effect vinyl flooring, power points.

BEDROOM 1:

10'excluding cupboard depth x 8'5 (3.05m x 2.56m) a delightful South facing room with double glazed window having views over rear, built-in wardrobe cupboards with sliding mirrored doors with hanging and storage facility (one side double depth), chrome ladder style electric radiator, coved ceiling, power and light points.

BATHROOM:

Newly fitted white suite comprising panelled bath with mixer taps, separate Triton Riba electric shower unit, fitted shower screen, low level WC, pedestal wash hand basin with medicine cabinet having mirrored doors over, shaver point, part fully tiled walls, chrome ladder style heated towel rail/radiator, useful tiled shelf, 4 recessed low voltage ceiling lights, wood effect vinyl flooring, window, low level cupboard with water meter.

OUTGOINGS

LEASE:	New 99 years.
GROUND RENT:	£200 per annum rising.
MAINTENANCE CHARGE:	£1,200 Per annum including the permanent reserve fund for major external repairs and refurbishments.

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDORS AGENTS
GRAVES SON & PILCHER LLP 01273 321123**

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