



St Georges Mews, Brighton, BN1 4EU
Asking Price £300,000

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This stunning maisonette in St Georges Mews offers contemporary living in the desirable North Laine area, just moments away from Brighton station and the seafront.

Stylish and Spacious Apartment in the Heart of Brighton's North Laine.

This beautifully presented one bedroom maisonette is located in St Georges Mews, in the sought-after North Laine conservation area. Situated in the centre of the city, this property offers the perfect balance between modern living and the charm of Brighton's historic surroundings.

As you enter the property through your own private street entrance, you are greeted by a small entrance hall, providing a useful area for shoes and coats. stairs lead to the main accommodation on the upper floors.

The heart of this apartment is the dual aspect lounge, featuring two south facing windows and bay windows on the other side of the room, filling the space with natural light. The oak floors and two feature fireplaces add a touch of elegance and character to the room. The white fronted fitted kitchen, with its wood block work surface and ample cupboard/drawer space, is a cook's dream. The kitchen also boasts two skylight windows and a window overlooking the street, creating a bright and airy atmosphere.

Adjacent to the kitchen, you will find the utility room, equipped with space and plumbing for a washing machine and dryer, space for a fridge/freezer, and the central heating boiler. This practical addition ensures that all your daily household needs are conveniently met.

On the second floor, you will discover the generously sized bedroom with a vaulted ceiling, skylight window, and a beautiful bay window. The built-in wardrobe provides ample storage space, while the feature fireplace adds a touch of charm to the room.

The bathroom is tastefully designed and features a white suite comprising a shower bath with a glass screen, a wash basin on a vanity unit, and a WC with a concealed cistern. The tiled floor, window, and skylight window create a bright and inviting space where you can relax and unwind.

In addition to its delightful interior, this apartment offers an unbeatable location. Situated within walking distance of the seafront, you can enjoy leisurely strolls along the beach or take in the breath taking views of the coastline. The high street shopping area and the eclectic mix of boutiques, cafes, bars, and restaurants in the North Laine are just moments away, allowing you to experience Brighton's vibrant atmosphere at its finest.

With its desirable features and enviable location, this apartment is a fantastic opportunity to own a stylish and contemporary home in one of Brighton's most sought-after areas. Boasting 667 square feet (62 square metres) of living space and is offered with no onward chain. Don't miss out on this chance to embrace city living in the heart of Brighton's bohemian North Laine.





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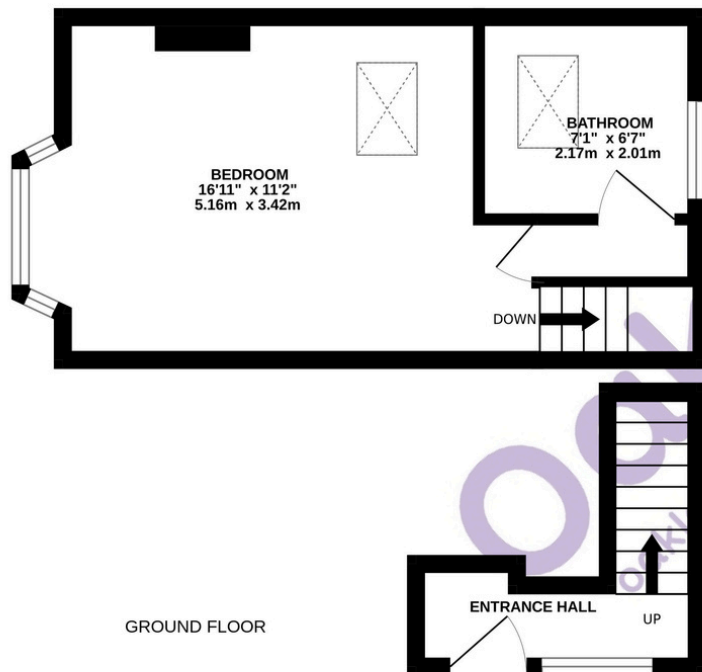
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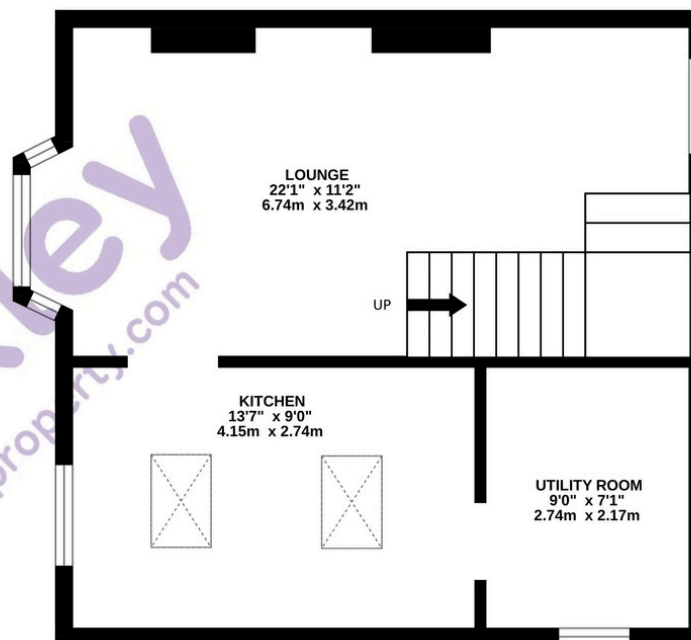
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

TOTAL FLOOR AREA : 667sq.ft. (62.0 sq.m.) approx.

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Agents Notes

Tenure Leasehold
119 Year Lease Term Remaining
Service Charge Approx £1,200 Per Annum
Ground Rent Peppercorn
Council Tax Band A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	63 D
39-54	E		
21-38	F		
1-20	G		



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