



Portland Place, Brighton, BN2 1DG
Asking Price £350,000

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This attractive apartment in Portland Place offers spacious rooms, a patio garden, and a prime location near Kemptown village and the seafront.

A charming, spacious apartment situated in the grand Portland Place, just off the Kemptown seafront. This attractive property boasts a prime location, lined with beautiful Regency properties.

Stairs lead down to your own covered street entrance, providing a sense of privacy and exclusivity. The hallway has a very useful spacious box room, offering plenty of storage for your belongings.

The double bedroom, located at the front of the property, has two generous sash windows. Additionally, you'll find a superb walk-in wardrobe, ensuring you have plenty of space to organise your clothes and accessories.

The spacious lounge is a perfect space to relax and unwind, with a window overlooking a delightful patio garden. Here, you can enjoy your morning coffee or host al fresco gatherings with friends and family. A recessed storage cupboard in the lounge provides a handy solution for keeping your living space tidy and clutter-free.

The modern white-fronted fitted kitchen is both stylish and functional, featuring a wood-effect work surface. The kitchen is equipped with a halogen hob, electric oven, and a built-in fridge. With a window and door opening to the patio garden, you'll have plenty of natural light while cooking up your favourite meals.

This flat offers a white suite, including a wash basin mounted on a vanity unit, a bath with a shower over, and a glass shower screen. The convenient WC completes this well-appointed bathroom.

One of the key advantages of this property is its proximity to various amenities. The vibrant Brighton Marina, the renowned Royal Sussex Hospital, and the bustling cafes and shops in Kemptown village are all within easy walking distance. You'll have everything you need right at your proverbial doorstep.

Spread across 641 square feet (59.6 square metres), this flat provides ample space for comfortable living. The combination of its prime location, spacious rooms, patio garden, and attractive features makes it a perfect home for those seeking a stylish coastal lifestyle.





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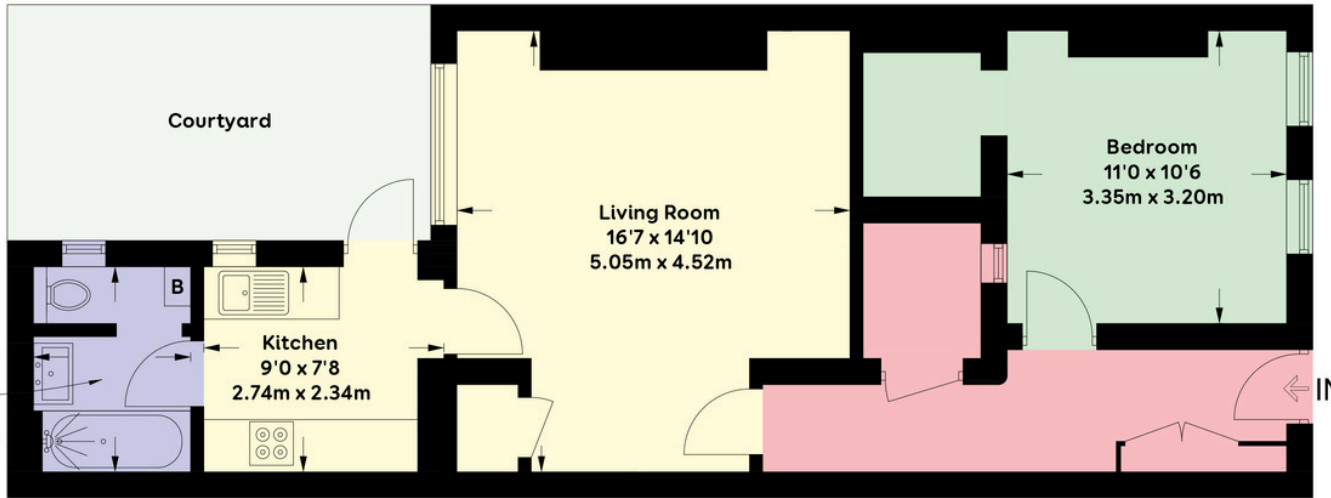
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Lower Ground Floor
641 sq ft / 59.6 sq m

APPROXIMATE GROSS INTERNAL AREA = **641 sqft / 59.6 sqm**



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Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Agents Notes
Tenure Leasehold
150 Year Lease Term Remaining
Service Charge Approx £1,690 Per Annum
Ground Rent N/A
Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	79 C



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