



East Street, Brighton, BN1 1HQ
Asking Price £325,000

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Spacious two-bedroom, two-bathroom apartment in a period building near the seafront. Features open-plan living, principal en-suite bedroom, and oblique sea views. Offered with no onward chain.

Nestled in a vibrant city centre location, just moments from Brighton & Hove's renowned seafront, this beautifully presented two-bedroom apartment offers an exceptional lifestyle opportunity. Positioned within a distinguished period building, the property boasts a harmonious blend of classic architectural features and modern-day comforts.

Covering 602 square feet, the apartment provides a bright and spacious layout designed to maximise both comfort and functionality. The open-plan living area is the focal point of this home, featuring a fitted kitchen that seamlessly integrates with the living and dining spaces. Large windows flood the area with natural light, while the oblique sea view offers a delightful reminder of the property's prime coastal position.

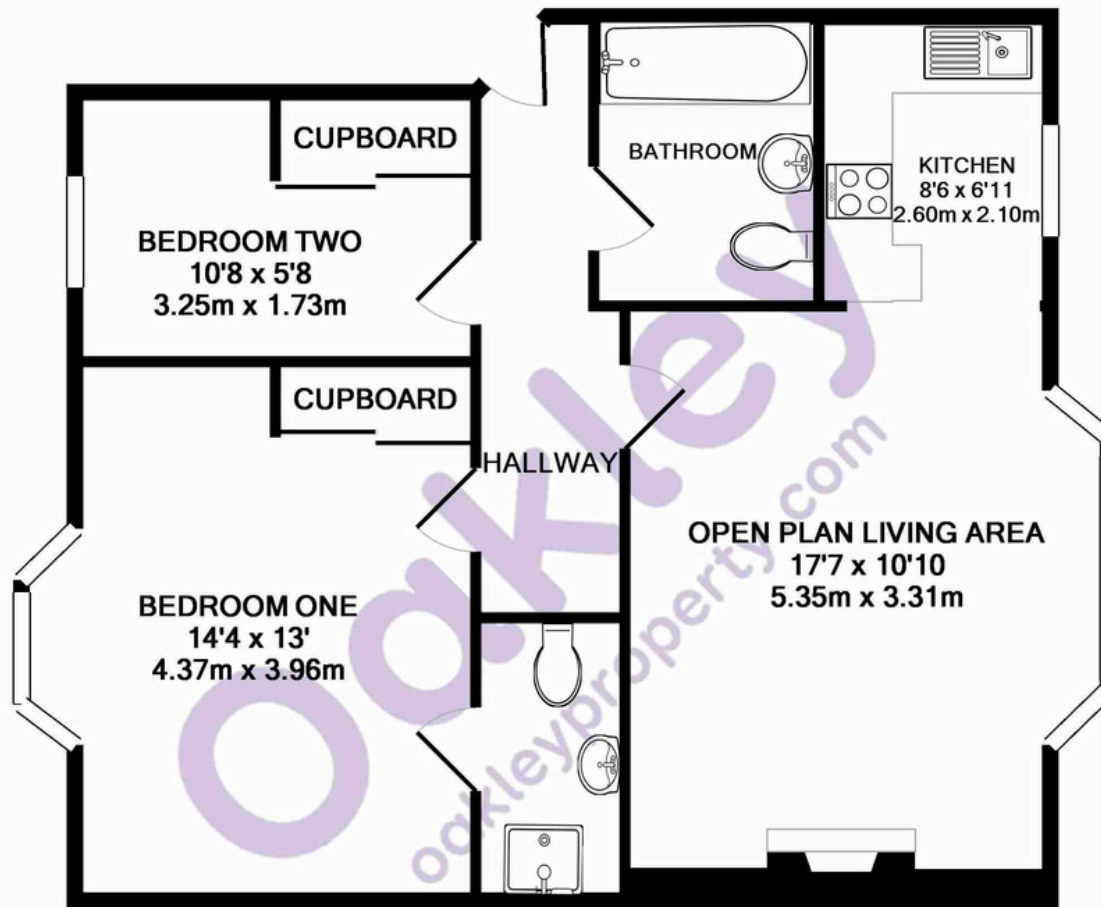
The accommodation includes two bedrooms. The principal bedroom benefits from an en-suite shower room, adding a touch of luxury and convenience.

A separate well-appointed bathroom serves the second bedroom, making this home ideal for professionals, couples, or small families seeking a blend of privacy and shared spaces.

Retaining many period features, the apartment exudes character and charm, enhanced by the high ceilings and timeless design elements of its heritage. Yet, modern touches, such as the fitted kitchen and contemporary bathrooms, ensure a turnkey home ready for immediate occupation.

The apartment is offered with no onward chain, simplifying the buying process and allowing for a swift transition. Its central location places you at the heart of Brighton's vibrant community, with a wealth of shops, restaurants, and leisure facilities within walking distance. The close proximity to the seafront adds an additional layer of appeal, perfect for those who enjoy coastal walks or simply relaxing by the water.





69-70 EAST STREET, BRIGHTON, EAST SUSSEX, BN1 1HQ

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Agents Notes

Tenure Leasehold
93 Years Remaining On The Lease
Service Charge Approx £1,368.25 bi-annually
Ground Rent Approx £75 bi-annually
Reserve Fund - £195 bi-annually
Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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