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## 12 Chichester Close

Brighton, BN2 1FL

£270,000

A well presented, double bedroom, top floor flat in the popular Kemptown district of Brighton being close to the sea and amenities in St Georges Road.

Chichester Close lies adjacent to Eastern Road in the heart of Kemptown perfectly positioned for the café life in nearby St Georges Road and where bus services run regularly providing access into the city centre and to Brighton mainline station. The seafront is a stone's throw and Brighton marina is also easily accessible. Schools catering for all ages are well represented in the area.

Through the communal hallway stairs lead to the top floor where the front door opens into the entrance hall. The living/dining room has oblique sea views from the bay window at the front. The bedroom has fitted wardrobes to one wall and the modern bathroom/WC offers a bath with a shower above, wash basin with storage below and window to the side. The well-equipped kitchen has ample cupboard storage and space for a washing machine and fridge/freezer. A full-length chalk board adds a fun and useful element to the kitchen with a door leading out to the fire escape.

- Top floor flat in popular Kemptown district
- One bedroom with fitted wardrobes
- Oblique sea views from the living room
- Modern bathroom/WC
- Combination boiler
- Lease 104 years remaining
- Maintenance £979.20 pa, Ground rent £11.50 pa
- Council tax band B
- Self contained locked storage area
- Internal-viewing is highly recommended

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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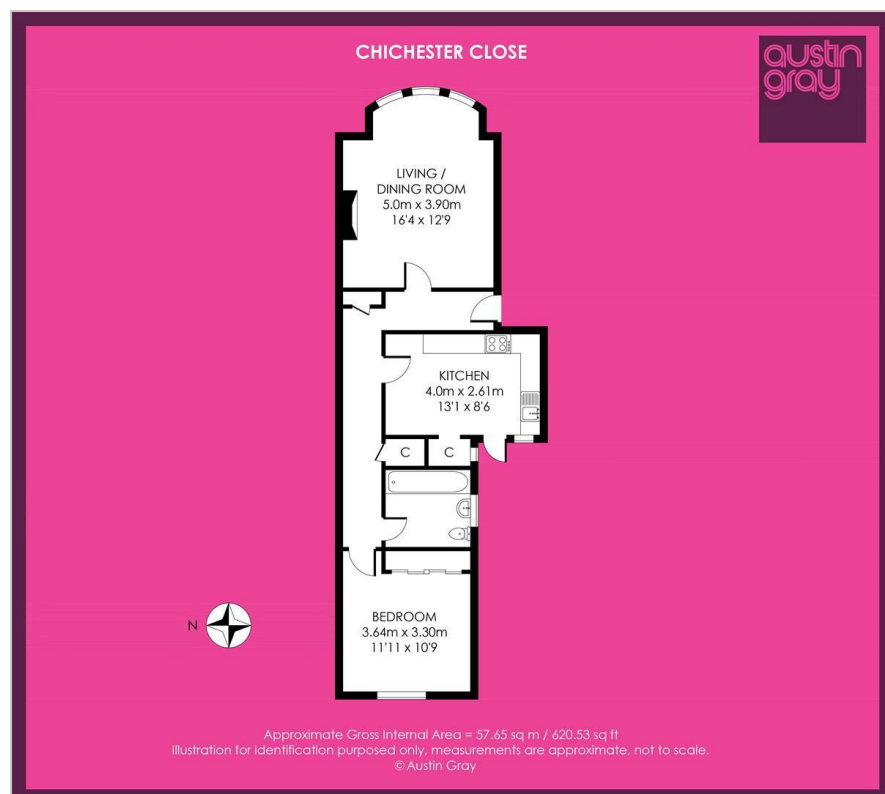
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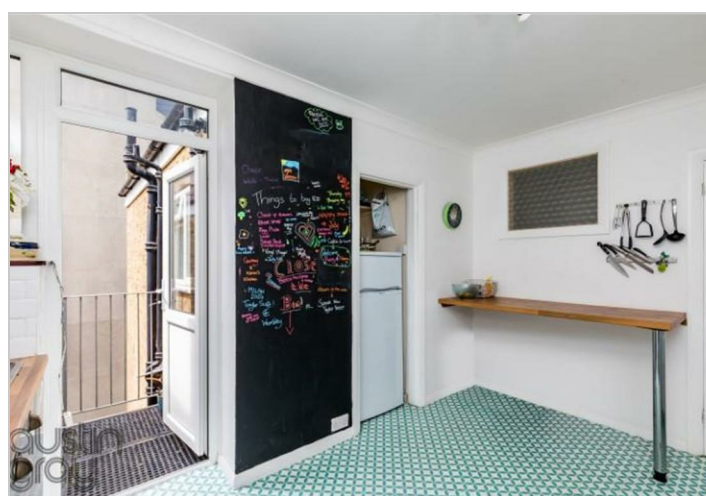
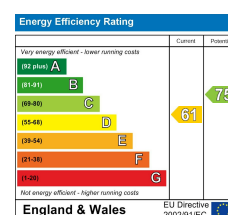
## Floor Plan



## Area Map



## Energy Efficiency Graph



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