



Flat 9, 15-16 Atlingworth Street | Brighton | East Sussex | BN2 1PL

Guide Price **£300,000**



Jacobs Steel are delighted to offer for sale this top floor two double bedroom apartment positioned just off Marine Parade in central Brighton, benefitting from direct sea views.



Key features:

- Top Floor Apartment
- Two Double Bedrooms
- Direct Sea Views
- Bay Fronted Master Bedrooms
- Spacious Entrance Hallway
- Fitted Kitchen & Bathroom
- No Onward Chain
- Inspection Is A Must

 2 Bedrooms

 1 Bathroom

 1 Living Room

The location of this property could not possibly offer more being a mere stones throw from Kemp town Old Village which bustles with independent boutiques and shops, cafes, bars and restaurants and also offers your requisite amenities such as a post office & bank. If all of that isn't enough for you then nearby Brighton Marina certainly will be with its leisure pursuits including a first class yachting marina, cinema complex and a large supermarket.

Security telephone entry communal front door opening into communal hallways with stairs leading to top floor. Private front door opening to;

SPACIOUS ENTRANCE HALLWAY 6' 4" x 6' 3" (1.93m x 1.91m) Comprising laminate flooring, skimmed ceiling, coving, single light fitting, smoke detector, security entry telephone, storage cupboard housing factory lagged water tank with slatted shelving below, also housing wall mounted electric fuse board and meter.

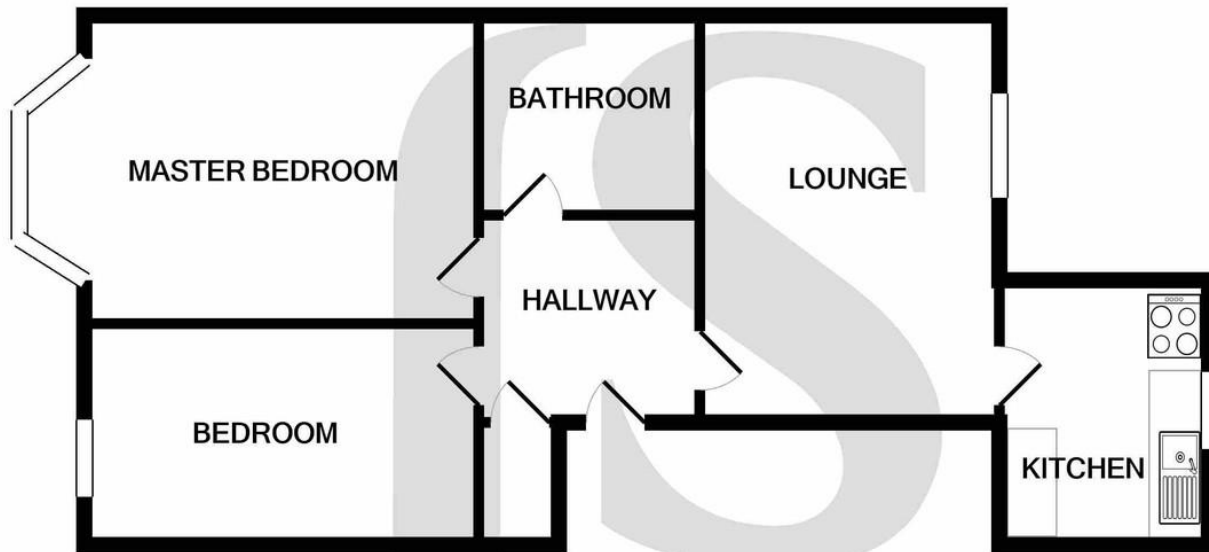
MASTER BEDROOM 14' 6" into bay x 9' 5" (4.42m x 2.87m) West aspect, comprising laminate flooring, bay fronted window, skimmed ceiling, coving, single light fitting, various power points, night storage heater.

BEDROOM TWO 11' 5" x 6' 9" (3.48m x 2.06m) West aspect, comprising laminate flooring, window, night storage heater, various power points, skimmed ceiling, coving, single light fitting.

FITTED BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m) Comprising vinyl flooring, panel enclosed bath with shower attachment over, fitted shower rail, pedestal hand wash basing, low flush WC, wall mounted mirror, extractor fan, skimmed ceiling, coving, single light fitting.

SPACIOUS LOUNGE 12' 8" x 9' 1" (3.86m x 2.77m) East aspect, comprising laminate flooring, window, skimmed ceiling, single light fitting, coving, various power points, night storage heater.

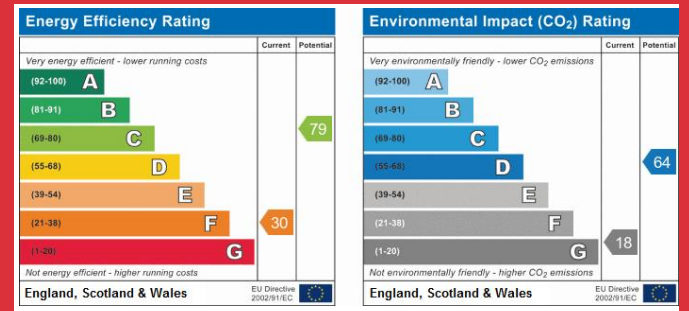
FITTED KITCHEN East aspect, comprising window, laminate flooring, space for free standing oven with hob over, space for free standing fridge freezer, fitted under counter fridge, a range of matching base level units with roll edge work tops above, inset single sink unit with single drainer and hot and cold tap, tiled splashbacks, smoke detector, skimmed ceiling, coving, single light fitting.



TOTAL APPROX. FLOOR AREA 455 SQ.FT. (42.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Property Details:

Floor Area: (45m²) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.