Sawyer&Co.
sales & lettings

Atlingworth Street

Brighton

Guide Price **£240,000 to £260,000**

Atlingworth Street

Brighton

Guide Price £260,000 - £270,000
Very well-situated in the Kemp Town area, moments from Brighton seafront and the Royal Sussex County Hospital. A well-presented and spacious ONE BEDROOM LOWER GROUND FLOOR APARTMENT with a PATIO GARDEN. Sold with NO ONWARD CHAIN.

Presented to a good standard throughout, this spacious period apartment offers a wealth of character and charm. At its heart is a generous lounge featuring an attractive fireplace, which flows through to a well-appointed fitted kitchen. The sizeable double bedroom benefits from a large bay window, built-in wardrobes and a feature fireplace, while an en-suite shower room completes the accommodation.

Further benefits include a private patio garden, providing a pleasant outdoor space, together with a useful external storage cupboard.

In the Local Area
Located in the very heart of Kemp Town Village, only moments away from the seafront, the bustling café culture of St George's Road is right on your doorstep.

From Artisan Coffee House to the vintage antique shops, when it comes to shops, bars and restaurants there's no shortage of choice.

The amenities of St. James's Street and Edward Street are all close at hand. The ever-popular Busby and Wilds gastro pub offers a family friendly atmosphere, while the centre of Brighton with its high street stores and famous Lanes are all within easy reach.

Plenty of bus services provide access to all parts of the city as well as nearby outlying villages and up to Devil's Dyke. Brighton train station is within walking distance approximately only a mile and half away providing regular mainline links for commuters.

Further Information
The property is situated in Parking Zone C. Currently, the property is in Council Tax band A, which was charged at £1,719.63 for 2026/27.

EPC rating - TBC

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website. Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

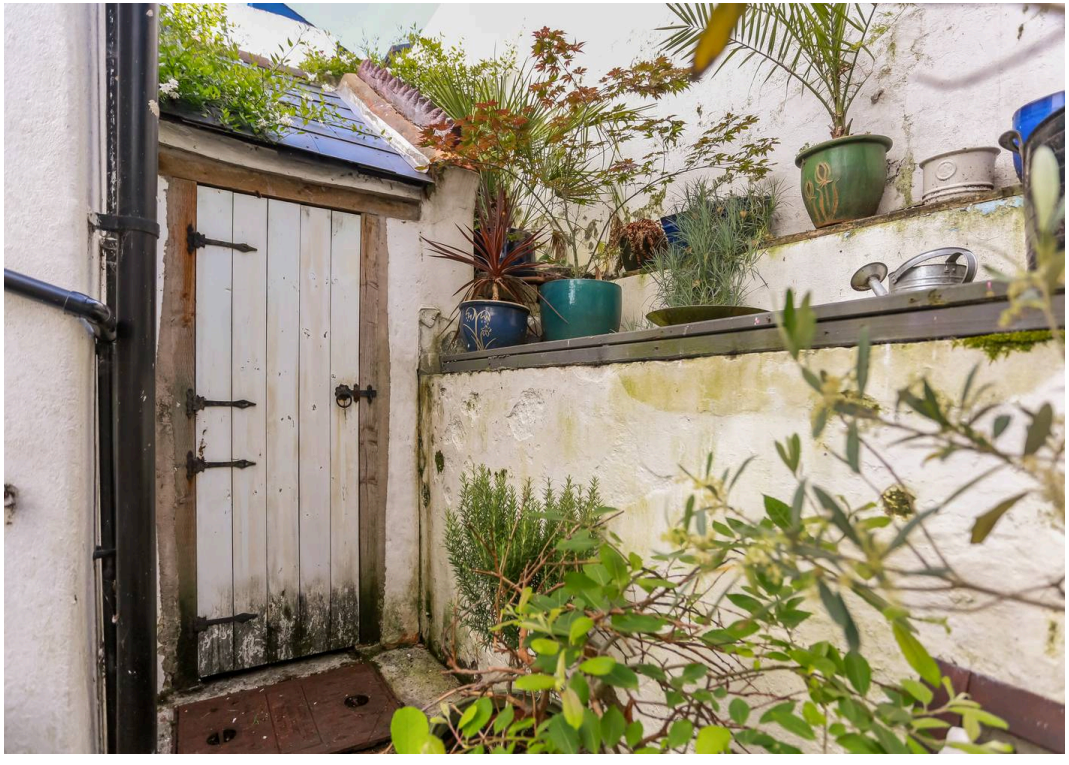
Tenure: Share of Freehold

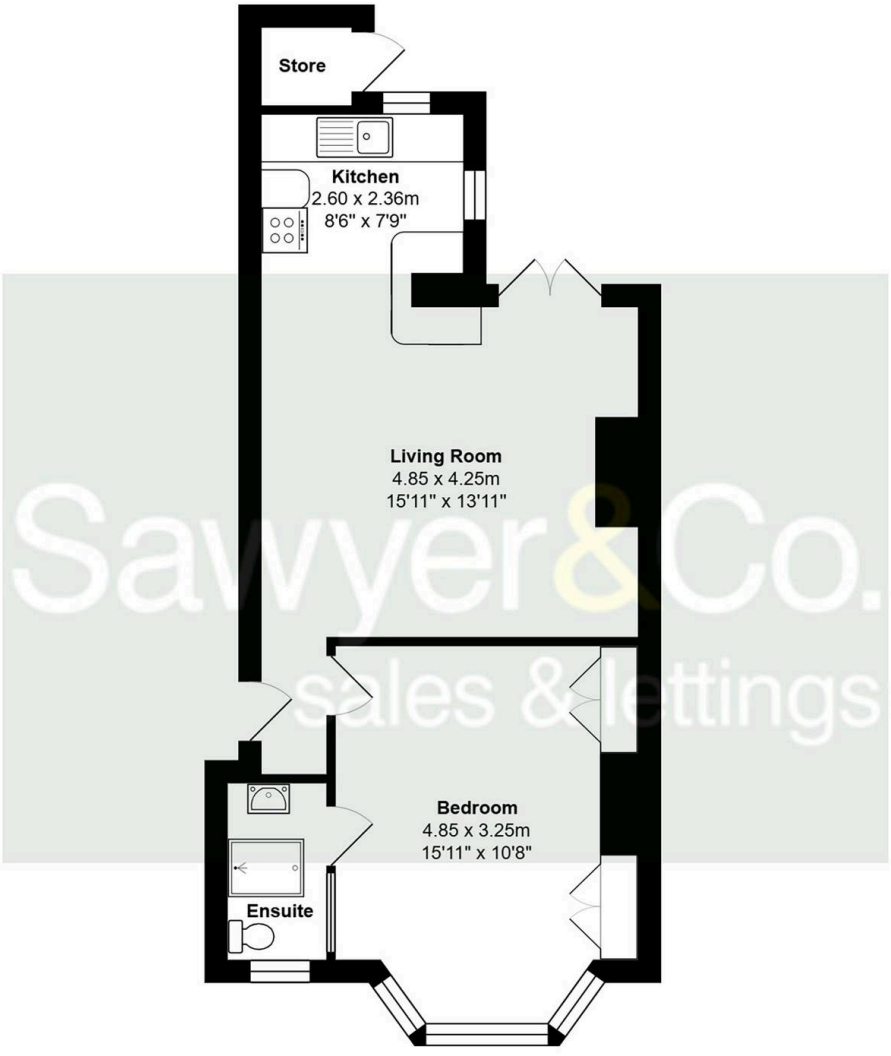
Unexpired term on lease - 88 years

Service Charge - £850pa

Reserve Fund - £150pa

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 52.1 m² ... 560 ft²

All measurements are approximate and for display purposes only.

Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.