
Sawyer&Co.
sales & lettings
New Steine
Brighton
Guide Price £240,000 - £250,000







New Steine

Brighton

Well-situated within an iconic GRADE II LISTED Regency Square in the heart of Kemp Town, moments from Brighton's famous seafront. A ONE-BEDROOM, THIRD-FLOOR APARTMENT with a private REAR TERRACE and fabulous SEA VIEWS. Sold with NO ONWARD CHAIN.

Set on the third floor of a striking period townhouse, this apartment features a good-sized lounge with a bay window offering wonderful sea views. There is a separate fitted kitchen, a double bedroom complete with handy fitted cupboards and a white bathroom suite. The property has access to a private rear terrace.

The Local Area
Located in the heart of Kemp Town Village, just moments from the seafront and the bustling café culture of St George's Road, the amenities of St. James's Street and Edward Street are also right on your doorstep.

From Artisan Coffee House to vintage antique shops, there's no shortage of choice. A stroll along the promenade stretches to Brighton Marina to the East and Hove Lagoon to the west, taking in both West and Brighton Palace Piers, the i360 and the historic 'birdcage' bandstand.







When it comes to shopping, there's no shortage of choice with Western Road, North Street, and Churchill Square Mall featuring a wide variety of high street stores, while Brighton's famous North Laine and The Lanes provide small, independent shops.

There is plenty of public transport within easy reach. Brighton train station is a mile away, offering direct services to Gatwick and London, while plenty of regular bus services provide access to all parts of the city and beyond.

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

EPC rating - C

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

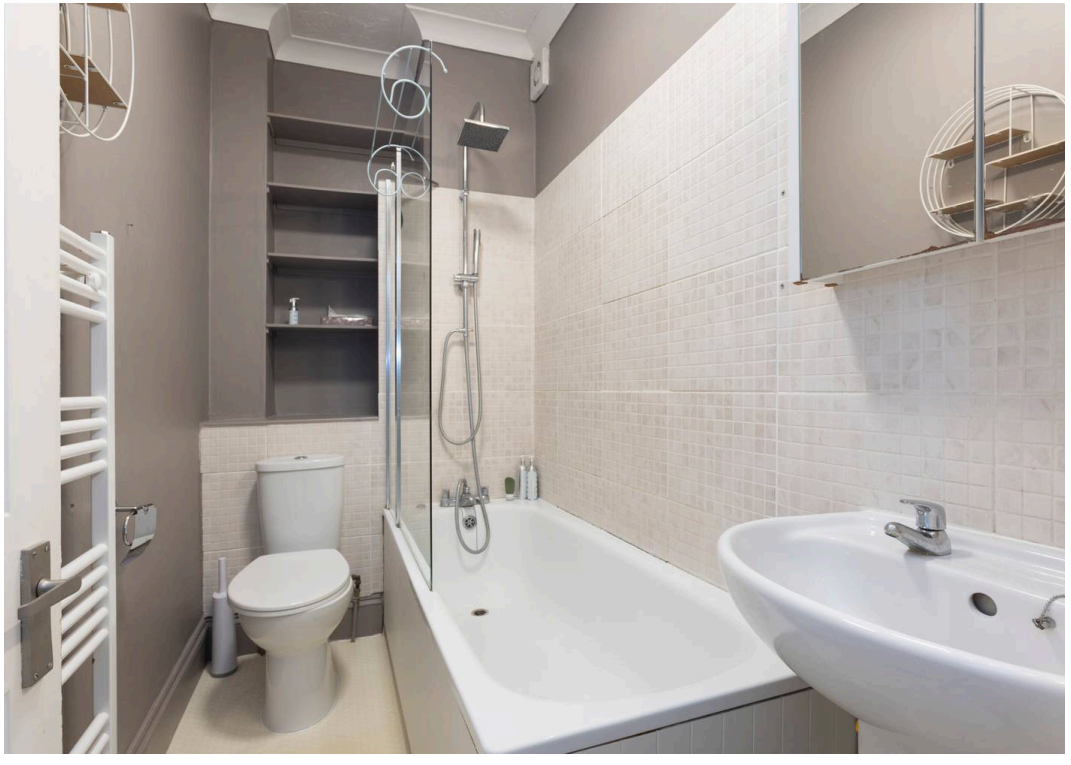
Unexpired term on lease - 960 years

Service Charge - £2,600 pa

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



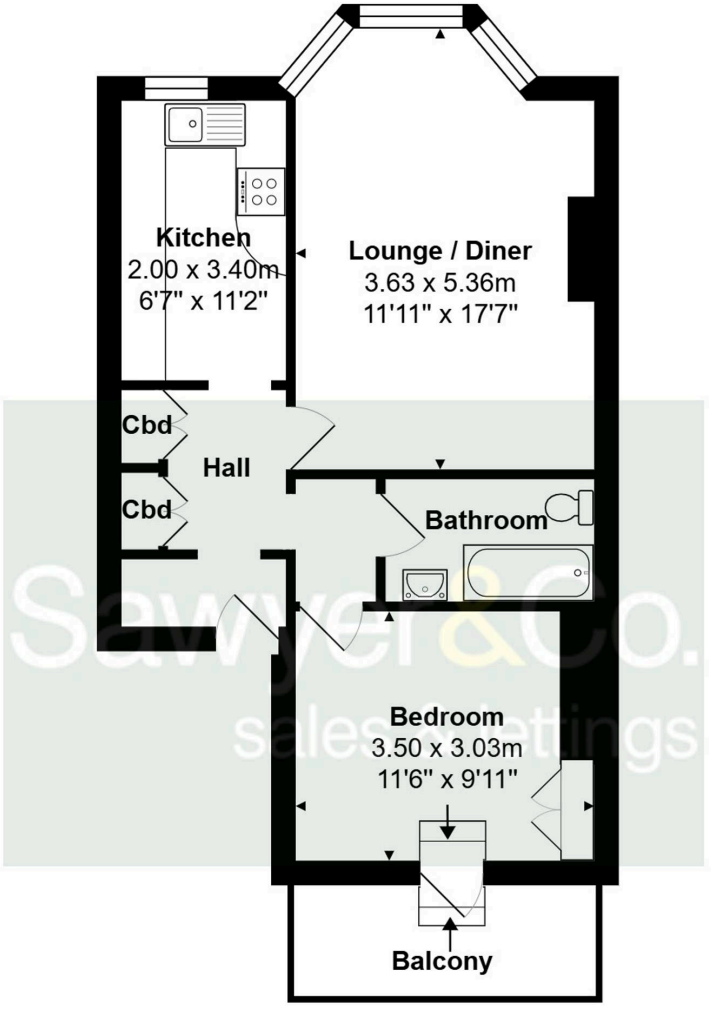









ServCom



Total Area: 49.0 m² ... 527 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

Sawyer&Co.
sales & lettings



Sawyer & Co- Brighton

211 Preston Road, Brighton, BN1 6SA

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

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.