



FLAT 4, 12 EATON PLACE

BRIGHTON, BN2 1EH

£260,000
SHARE OF FREEHOLD

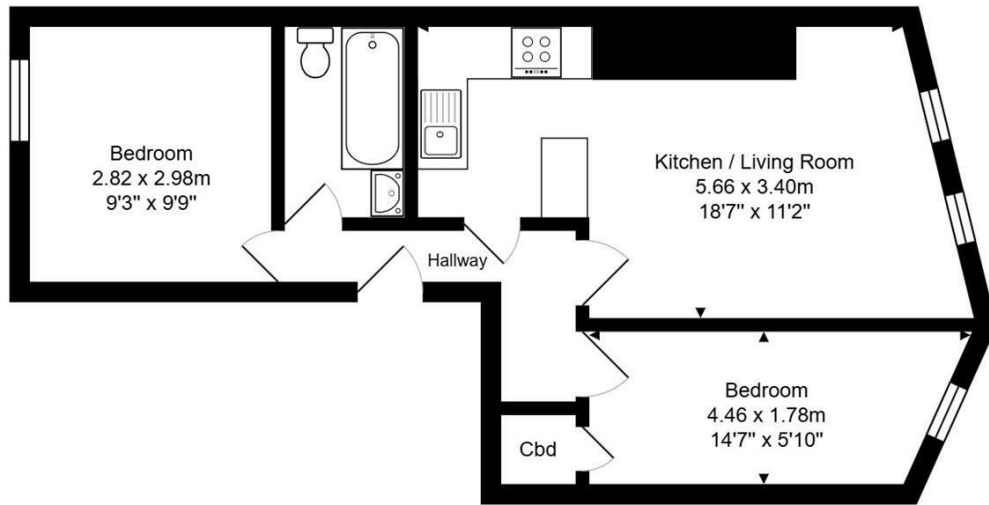
Superb two bedroom apartment occupying the second floor of this attractive grade II listed building. The property benefits from spacious and bright accommodation, comprising two bedrooms, bathroom and lovely open plan kitchen living area, complete with sash windows providing views towards the sea. Additional benefits include a share of freehold and no onward chain.

Located in one of the most sought after Locations in the City, being moments from Brighton seafront plus a range of popular, independent cafes, bars and shops within Kemp Town. The City centre shops are also easily accessible as is Brighton mainline station providing regular and direct links to London.

**Nicholas
James**
SALES LETTINGS AUCTIONS







12 Eaton Place, Brighton, BN2 1EH

Total Area: 44.0 m² ... 473 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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