



SUSSEX HEIGHTS, ST. MARGARETS PLACE BRIGHTON, BN1 2FQ

£360,000
LEASEHOLD

Fantastic apartment with stunning City & Sea views within iconic Sussex Heights. This popular, well managed 1960's building is in the heart of the City and moments from the seafront. The apartment benefits from bright and spacious accommodation comprising; two double bedrooms with plenty of built in storage, bathroom, separate WC, good sized lounge and diner and L shaped kitchen/ breakfast room with impressive views. The property has been a well loved home for many years and is now being sold with vacant possession/ no onward chain. The building itself has reception desk as you enter, with a secure key fob system and resident caretaker. Whilst there is no free parking cars can be parked in the NCP underground car park immediately beneath the building with direct access to and from the lifts. Annual parking permits for Zone Z can also be purchased (subject to possible wait times).

This location is the perfect spot to enjoy all the City has to offer being close to popular local shops, cafes and restaurants in almost every direction. Brighton mainline station provides regular and direct links to London. The coach station is 0.5 miles away and Churchill Square shopping centre just around the corner.

**Nicholas
James**

SALES LETTINGS AUCTIONS





9A Sussex Heights

Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft

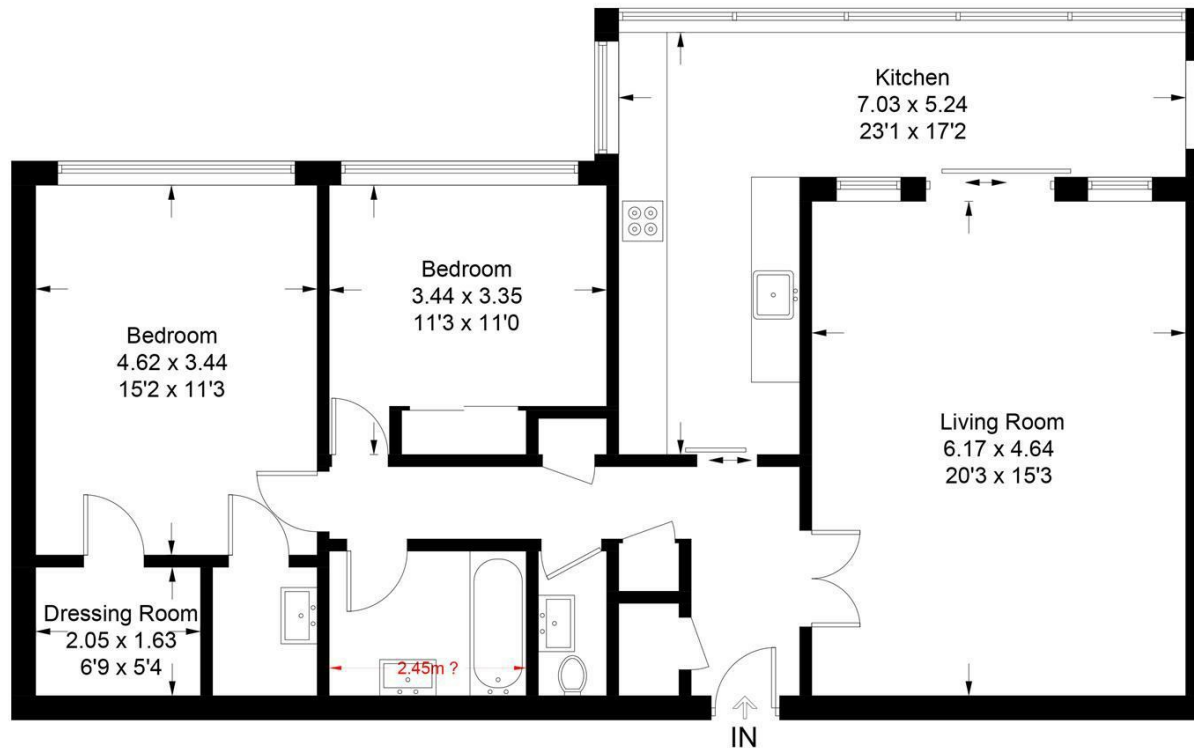


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222975)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(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

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

**Nicholas
James**

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