



## 18 NORFOLK SQUARE

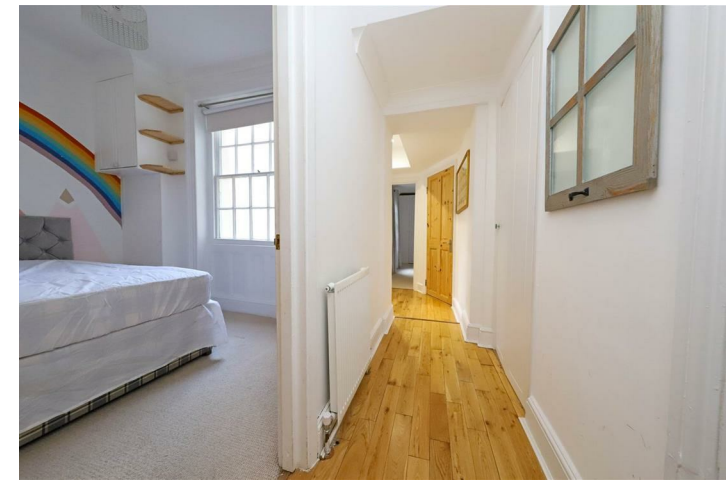
BRIGHTON, BN1 2PB

Superb furnished ground floor apartment, moments from Brighton seafront. This well presented apartment comprises; two bedrooms, modern bathroom and open plan kitchen / living area. There is plenty of natural light with good sized sash windows throughout along with the neutral decor. The property further benefits from being fully furnished

The area will appeal to many with popular shops, cafes and restaurants moments away on Western Road whilst the seafront is at the bottom of the road. Brighton mainline station provides regular and direct links to London.

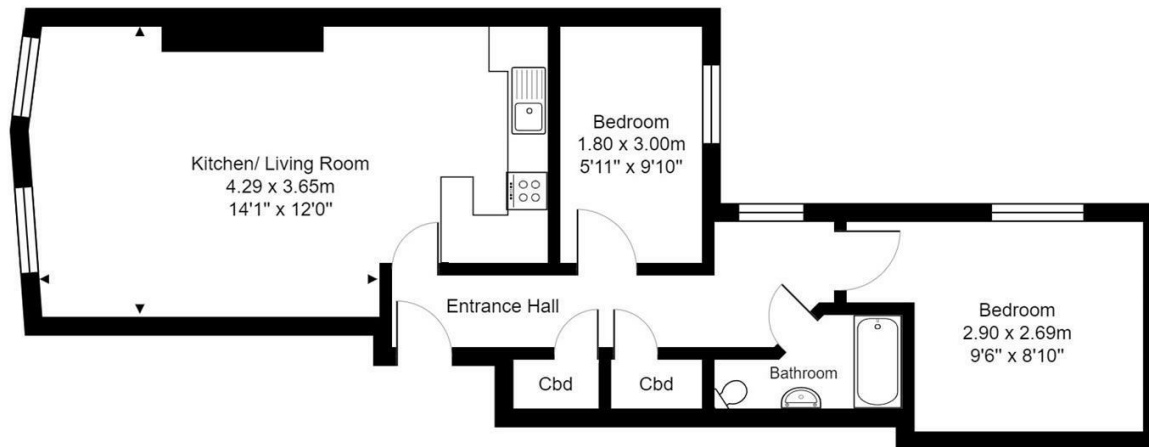
**Nicholas  
James**  
SALES LETTINGS AUCTIONS











Norfolk Square

Total Area: 50.4 m<sup>2</sup> ... 542 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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