

DORSET HOUSE, 30 DORSET GARDENS BRIGHTON, BN2 1RL

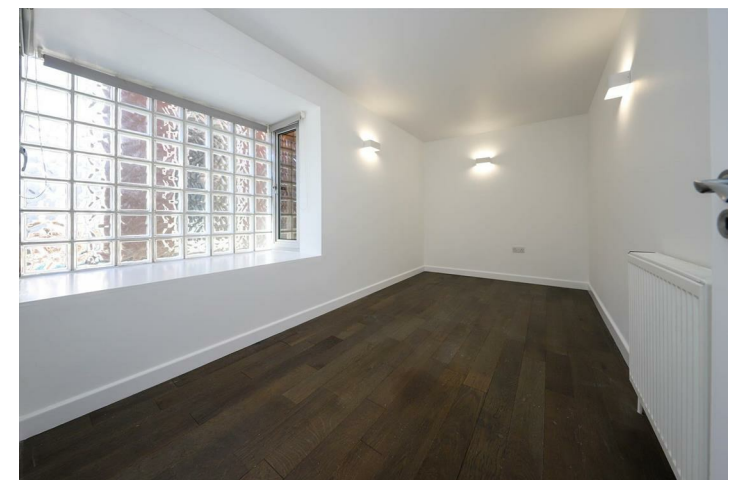
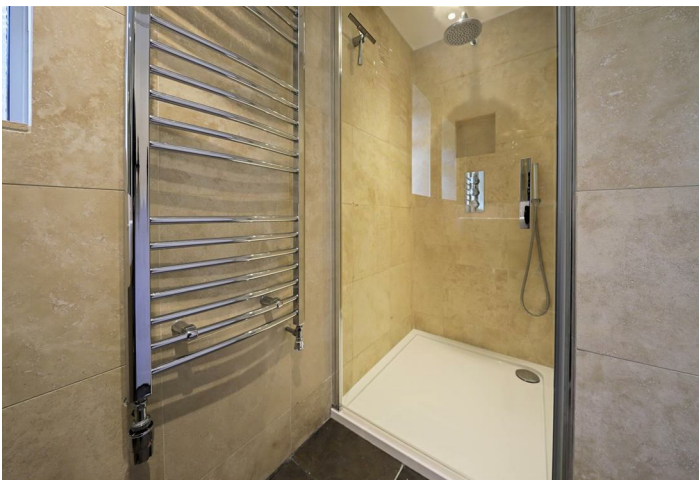
LEASEHOLD

Superb, two bedroom first floor apartment in the heart of Brighton. The property is well presented throughout with accommodation comprising; two double bedrooms, modern shower room and open plan living area. The property further benefits from two balconies and a rear roof terrace.

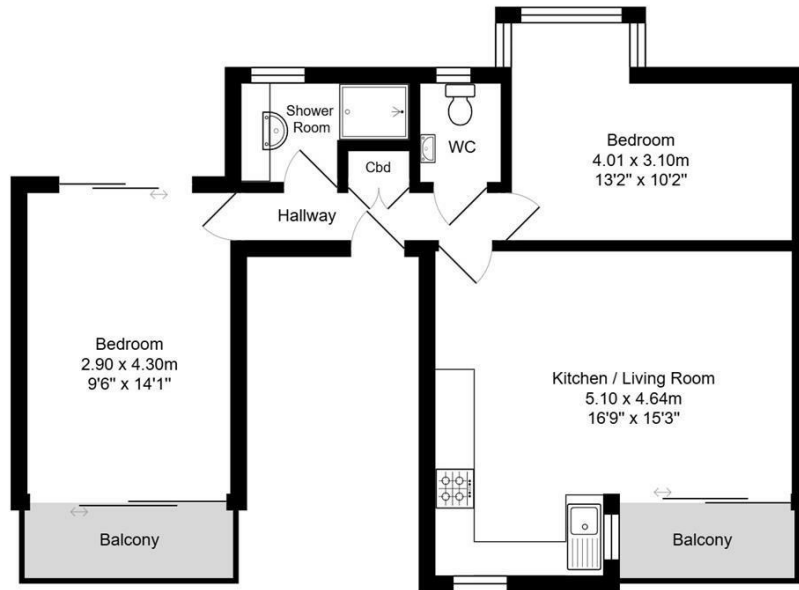
Located in one of the most sought-after locations in the city, being moments from Brighton seafront plus a range of popular, independent cafes, bars, and shops within Kemp Town. The city centre shops are also easily accessible as is Brighton mainline station providing regular and direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS







Dorset Gardens

Total Internal Area: 53.0 m² ... 570 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		81	81
(69-80) C			
(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

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

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

**Nicholas
 James**

SALES LETTINGS AUCTIONS