



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

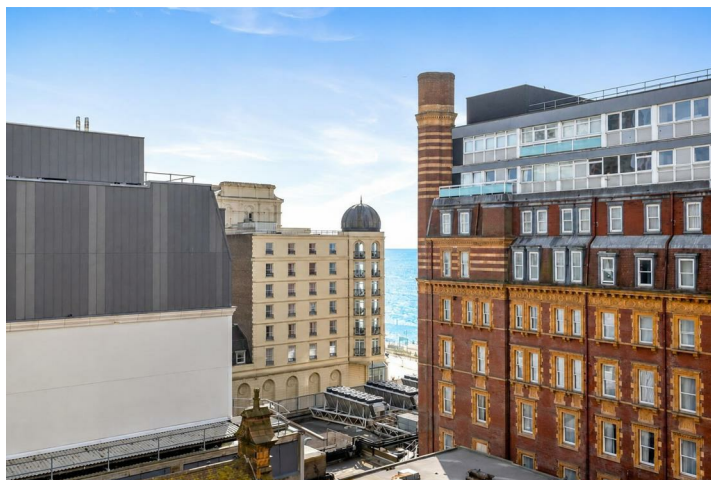
Superb two double bedroom apartment on the second floor of the prestigious Sussex Heights development.

Offering over 850 sq. ft. of bright and spacious accommodation, the apartment enjoys views towards the sea. Recent improvements include electrical upgrades, enhancements to the heating system and new high-quality carpets throughout, creating a turnkey home ready for immediate occupation.

The impressive south facing living room is a fantastic space, while both bedrooms are well-proportioned doubles, with the principal benefiting from fitted wardrobes. A spacious entrance hall provides excellent storage, complemented by a well-appointed kitchen and bathroom.

Sussex Heights is one of Brighton's most sought-after developments, with secure underground parking available to rent (subject to availability) and Zone Z permit parking. Ideally located in the heart of Brighton, the apartment is just moments from the seafront, the Lanes, cafés and restaurants.

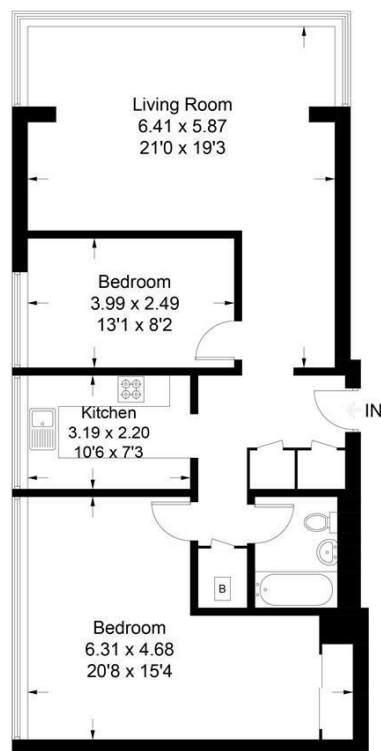
**Nicholas
James**
SALES LETTINGS AUCTIONS





Sussex Heights

Approximate Gross Internal Area = 83.6 sq m / 900 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323192)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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**

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