



**1 Bed
Apartment
located in Kemptown**

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59 Egremont
Kempton
Brighton
BN2 0GB



Asking Price £280,000

Tucked away on the ever-popular Egremont Place, this beautifully presented ground floor flat offers the perfect blend of period charm and modern comfort — right in the heart of Brighton's vibrant Kempton.

Inside, you'll find a bright and airy double bedroom, a stylish modern bathroom, and a well-equipped kitchen as well as a spacious and comfortable living area — ideal for relaxing or entertaining. Step outside and discover your own private courtyard-style garden, a peaceful spot to enjoy a morning coffee or evening glass of wine.

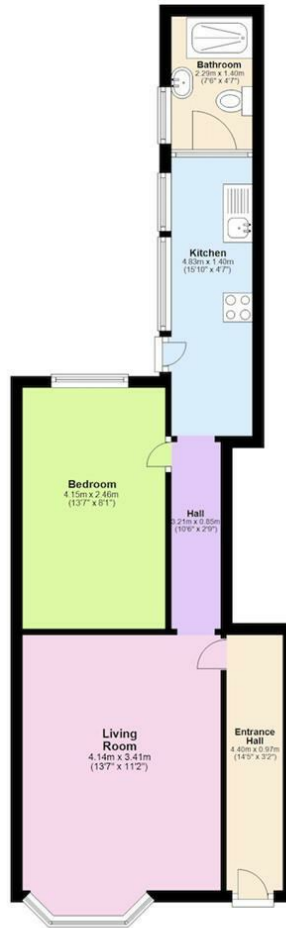
Perfect as a seaside home, rental investment, or weekday retreat, this flat is ideally located just a short stroll from the beach, local cafes, and all the character that makes Kempton so special.

A rare find in a sought-after location — early viewing is recommended!



Ground Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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