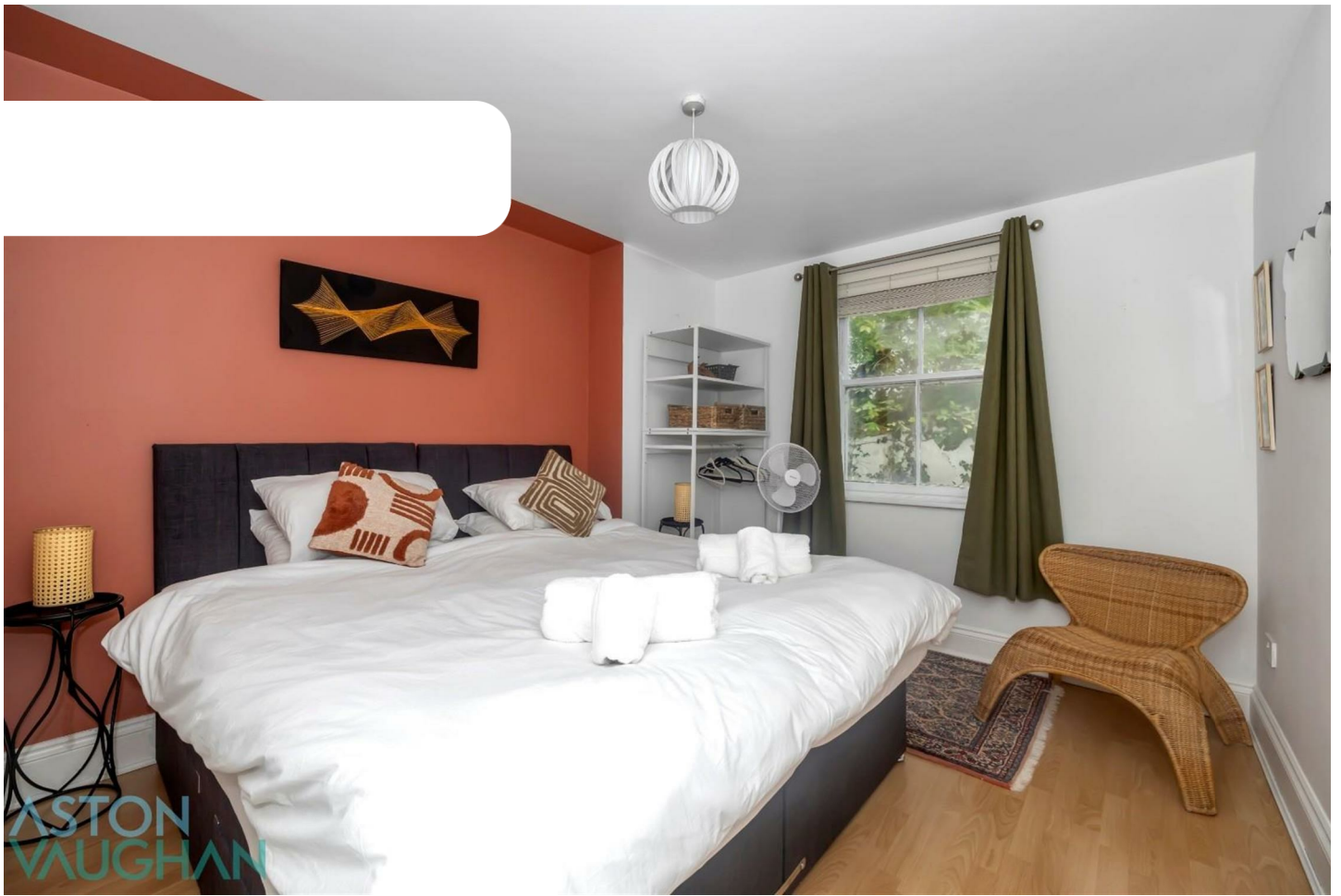




Apartment (EPC Rating:)

**F7, 12-13 BURLINGTON ST, BRIGHTON,
BN2 1AU**

£1,700

2 Bedroom Apartment located in Brighton

*** FULLY FURNISHED // CENTRAL KEMPTOWN LOCATION // HIGH QUALITY ***

Aston Vaughan are delighted to bring to the market this stunning 2 double bedroom ground floor apartment in Burlington St, leading directly down to Brighton's Famous Seafront.

The property is beautifully decorated throughout to a high standard, with a stylish open plan modern kitchen with the charming living area. Both bedrooms are of a very good size, ideal for sharers.

Burlington St is located in the heart of the ever-sought-after Kemptown Village, with many popular cafes (Rust), pubs (The Kemp), bars (The Well) & delis (Ricci's) on your doorstep, and Brighton famous seafront and newly built Sea Lanes only at the bottom of the road!



Burlington Street



Approximate Gross Internal Area = 46.98 sq m / 505.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

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

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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 are advised to recheck the measurements.