

## FLAT 6 STAG HOUSE 4 SOMERSET STREET BRIGHTON, BN2 1GW

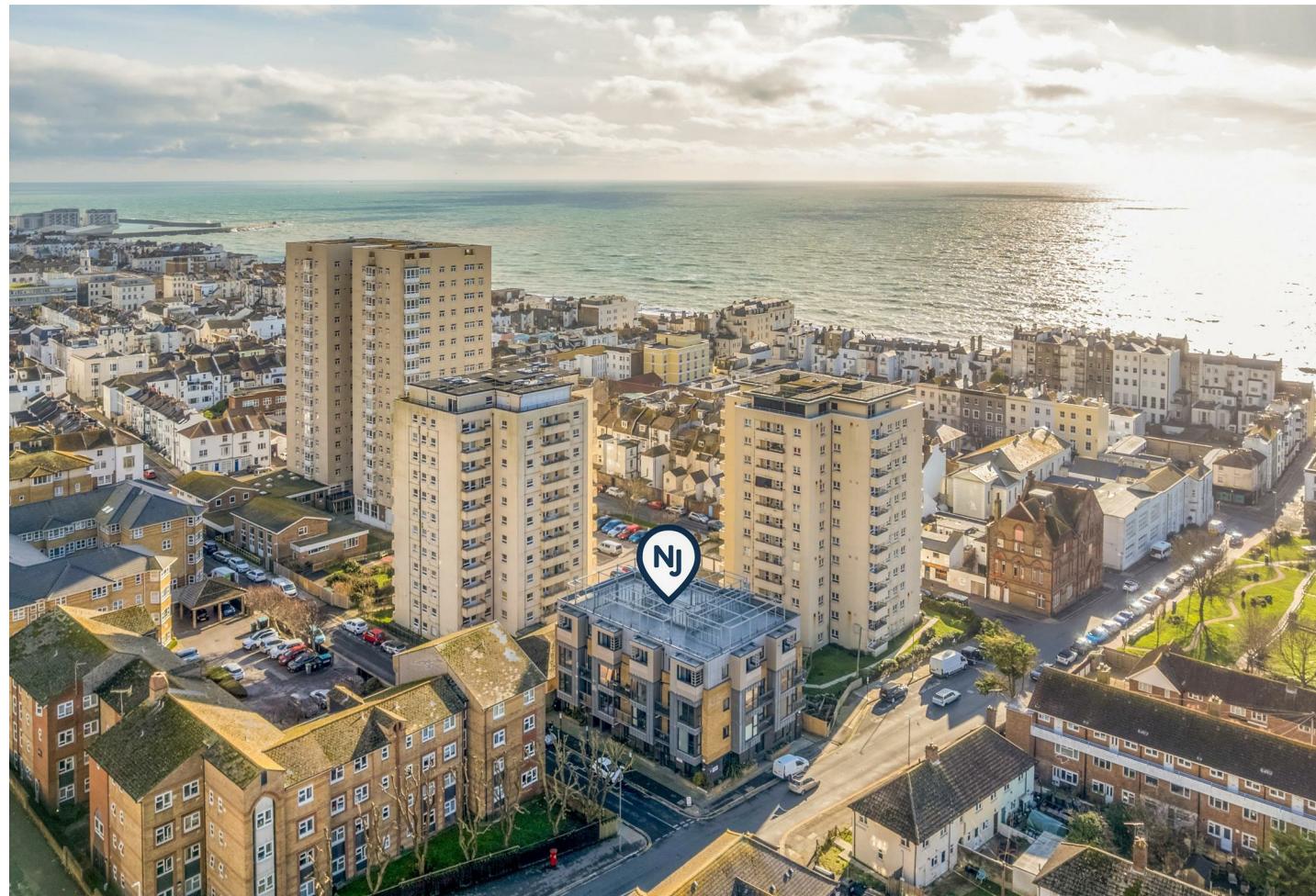
£350,000  
LEASEHOLD

Guide Price £350,000 - £375,000. Stag House is a modern apartment building that is located on the corner of Somerset Street and Upper Bedford Street in Brighton's Kemptown district. This two bedroom apartment has space and style. Arranged around a wide, central, entrance hall, the reception accommodation is on one side of the apartment and the two bedrooms and bathroom on the other. The reception room, is a large, dual-aspect room which is open plan to the kitchen. Large windows fill the room with light and there is a door to a private balcony. The main bedroom is a fantastic size, nearly four metres in length and with fitted wardrobes. The second bedroom is also a spacious double. The modern bathroom has ceramic wall and floor tiles and a white suite, with a shower over the bath which has both a fixed shower head, and a further hand-held shower fitting.

Kemptown's local independent shops, bars, cafés, pubs and restaurants are on your doorstep and the seafront a short walk away. St James's Street is a great spot to find a coffee, brunch, or a vintage find. Kemptown is well served by bus routes running along St James's Street and Marine Parade.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## 6 Stag House

Approximate Gross Internal Area = 58.8 sq m / 633 sq ft

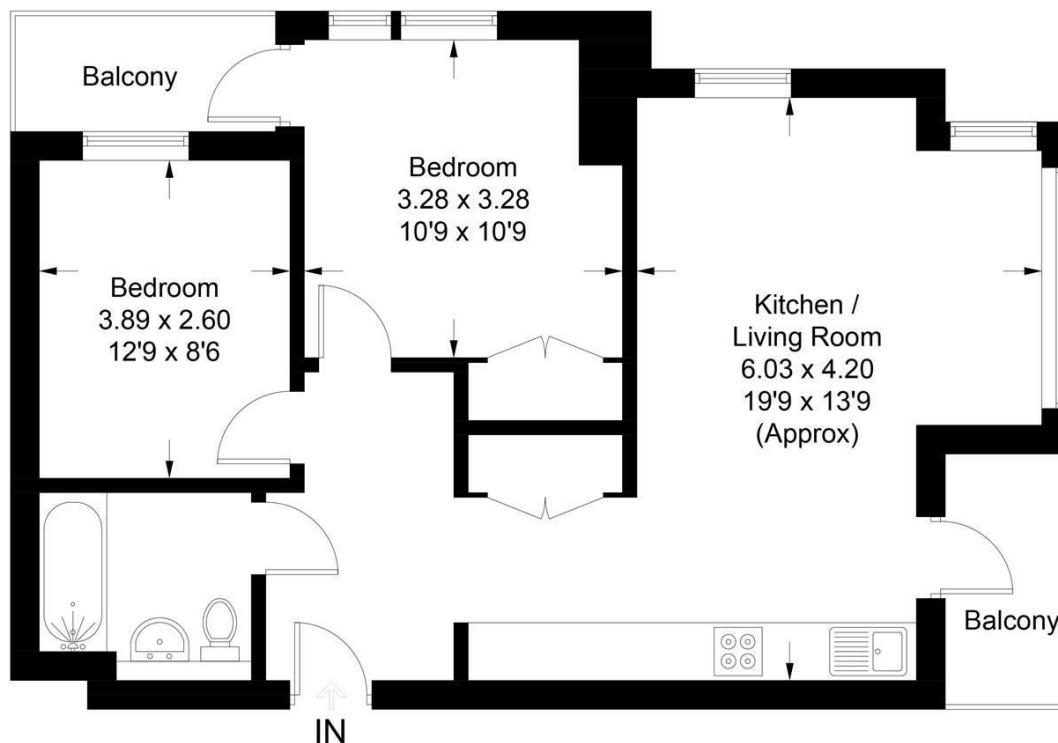


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268488)



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	82	82
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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