



29 Sorrel, Chadborn Close, Brighton, BN2 5DH

Spencer
& Leigh

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Offers In Excess Of £200,000 - Leasehold

- Spectacular Views of Brighton Marina and the Sea!
- Ideal Buy-to-Let Investment
- Fantastic First Time Purchase
- Low Monthly Outgoings
- Recently Renovated
- Additional Lockable Storage Downstairs
- Brilliant links into and out of the City
- Convenient for Royal Sussex County Hospitals
- Vendors Suited
- Exclusive to Spencer & Leigh

If you're looking for a cosy and beautiful One-Bedroom apartment with fetching views of the Marina and Sea, then look no further! This lovely apartment offers everything you need for comfortable living, whether you are a First-Time-Buyer or Investor. The property is presented in beautiful condition, with a flat plaster finish and Wooden effect floors in the main areas of the home, meaning it's simply ready to move in! Both the Living Room & Bedroom are bright and spacious, with large windows that provide an abundance of natural light and breath-taking views of Brighton Marina and the Sea. The Kitchen has recently been updated offering plenty of floor and wall-mounted storage, neatly finished with a marble effect work surface and smart teal splash back. The apartment is located on the 4th Floor with lift access to all floors and has a handy additional storage cupboard on the ground floor. Chadborn Close is ideally placed to take advantage of all the City has to offer, whether it be the Centre of Brighton itself, Kemp Town or all the amenities of the marina. Call now to not miss out on this Spectacular View and this lovely home!



Chadborn Close is close to all that represents the cosmopolitan city of Brighton & Hove. The seafront, extensive shopping, historical attractions such as Brighton Pavilion and The Lanes are a stones throw away along with the trendy hub bub of the North Laines with its eateries, entertainment including Brighton Marina.



Communal Entrance

Stairs and lift rising to all floors

Entrance

Entrance Hallway

Living Room
13'5 x 10'8

Kitchen
10' x 5'9

Bedroom
13'5 x 9'8

Bathroom
10' x 4'8

Property Information

88 years remaining on lease

Service Charge - £1,087.44 p/a

Ground Rent - £10.00 p/a

Council Tax Band A: £1,558.71 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking

Broadband: Standard 14 Mbps, Superfast 51 Mbps. Ultrafast

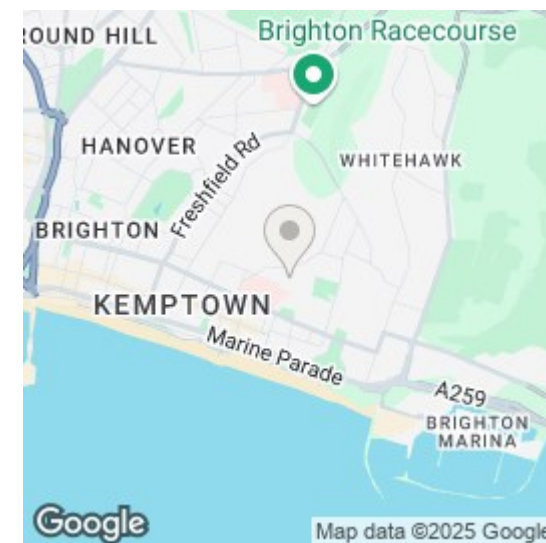
1000 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

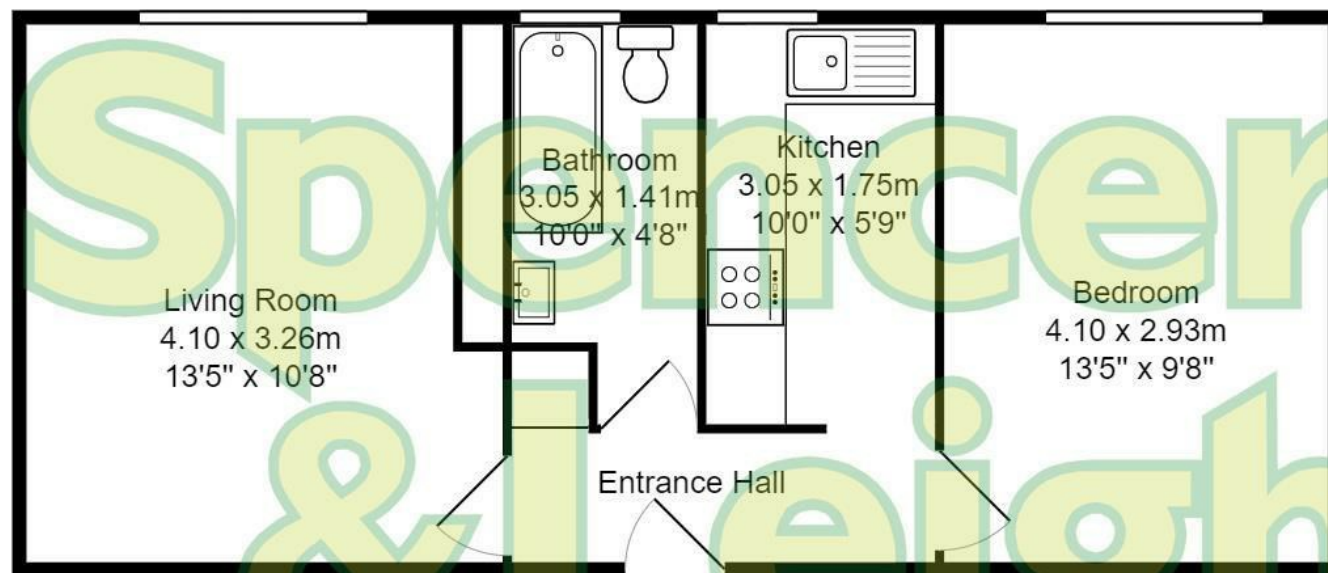


Council:- BHCC
Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(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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Total Area: 42.0 m²... 452 ft²

All measurements are approximate and for display purposes only.