



3 Kemptown House, 72 Carlton Hill, Brighton, BN2 0GW

Spencer
& Leigh

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Guide Price £375,000 - £400,000 Leasehold

- Contemporary two bedroom first floor apartment
- Stunning open plan kitchen/living room with integrated appliances and stone worktops
- Stylish Family bathroom & en-suite shower room
- Two balconies with glass balustrading
- Built in 2018 with a 10 year New Homes Warranty
- Gated development with locked communal bike storage
- Finished to a high standard throughout
- 120 year lease
- Close to Brighton Mainline Station, Seafront & Queens Park
- Vendor suited

GUIDE PRICE £375,000 - £400,000

Situated in the heart of the vibrant Kemptown area of Brighton, this exquisite two-bedroom apartment on Carlton Hill is a true gem waiting to be discovered. Built in 2018, this purpose-built apartment comes with the remainder of a 10-year New Homes Warranty and a 120 year lease, offering you peace of mind and assurance in your investment.

Step inside to find a beautifully designed open plan kitchen and living room, complete with matte grey and white fitted kitchen cabinets, marble effect stone worktops and engineered oak wood flooring. The integrated appliances, including an induction hob, electric oven, dishwasher, and fridge freezer, make this space as functional as it is stylish.

The main bedroom benefits from an en-suite shower room and fitted wardrobes, providing both comfort and convenience. The family bathroom and en-suite feature thermostatically controlled shower fittings and heated towel rails.

This property boasts not one, but two balconies with glass balustrading where you can enjoy your morning coffee or unwind after a long day. Additionally, there is a lift to all floors, audio entry phone system and locked communal bike storage. And let's not forget the prime location - just a stone's throw away from Brighton mainline station and the picturesque seafront, offering you the best of city living and coastal charm.

Don't miss out on the opportunity to make this stunning apartment your new home. Book a viewing today and experience the epitome of modern living in one of Brighton's most sought-after neighbourhoods.



Carlton Hill has many benefits being within walking distance of the city centre and all its amenities. There are what are considered to be good local schools available along with access to the South Downs. All travel networks in and out of the city centre are within easy reach.



Communal Entrance

Stairs and Lifts rising to all Floors

Entrance

Entrance Hallway

Kitchen/Living/Dining Room
21'3 x 14'10

Bedroom
13'9 x 13'1

Bedroom
10'2 x 8'10

En-suite Shower Room/WC

Family Bathroom

OUTSIDE

Balcony

Property Information

120 years remaining on lease

Service Charge - £1,046.76 p/a

Ground Rent - £100.00 p/a

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

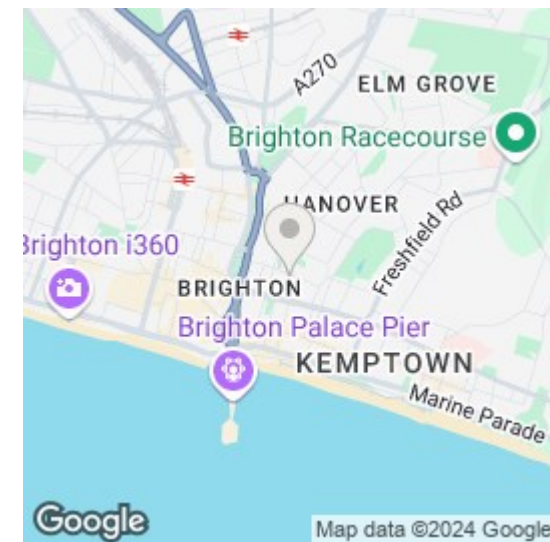
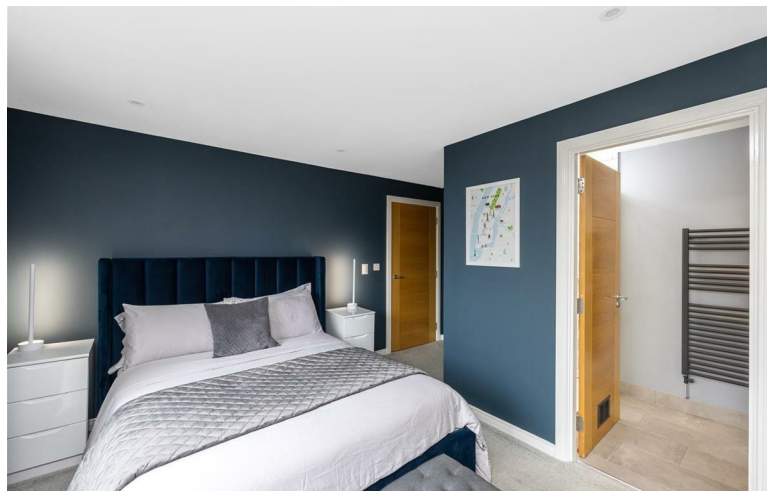
Broadband: Standard 17 Mbps, Superfast 66 Mbps available
(OFCOM checker)

Mobile: Fair/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.

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Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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Carlton Hill



First Floor
Approximate Floor Area
688.89 sq ft
(64.0 sq m)

Approximate Gross Internal Area = 64.0 sq m / 688.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.