



Horsted Court Fleet Street, Brighton, BN1 4GS

£260,000 Leasehold

Nestled in the vibrant heart of Brighton, this charming one-bedroom flat offers a delightful blend of MODERN living & convenience. Situated on the third floor, the property boasts an OPEN PLAN lounge, kitchen & dining area, creating a spacious & inviting atmosphere perfect for both relaxation & entertaining. Step out onto the BALCONY to enjoy a breath of fresh air & take in the lively surroundings of this bustling city. The flat is conveniently located close to Brighton Train Station, making commuting a breeze for those who travel regularly. Additionally, the vibrant Brighton City Centre is just a short stroll away, offering an array of shops & restaurants. With it's MODERN features & prime location, this flat presents an excellent opportunity for both first-time buyers & investors alike. Viewings are highly recommended. Energy Rating: C73



Communal front door to:

Communal Hallway

Choice of stairs or lift to third floor.

Third Floor

Personal front door to:

Hallway

Doors to all rooms, recessed spotlights, electric radiator, wall mounted entryphone, built in cupboard housing hot water tank.

Open Plan Lounge/Dining Room/Kitchen

Kitchen Area

Range of wall, base & drawer units with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset hob with extractor over, integrated oven below, integrated dishwasher, integrated fridge/freezer, space & plumbing for washing machine, part tiled walls, tiled floor, recessed spotlights, window to front.

Lounge/Dining Area

Electric radiator, recessed spotlights, door to balcony.

Bathroom

WC with concealed cistern & push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap & wall mounted shower over, glass shower screen, electric radiator, tiled walls, tiled floor, recessed spotlights, window to front with frosted glass.

Bedroom

Window to rear, recessed spotlights, electric radiator, built in wardrobes.

Balcony

Private balcony.

Total approx floor area

48.8 sq.m. (525.7 sq.ft.)

Parking zone Y

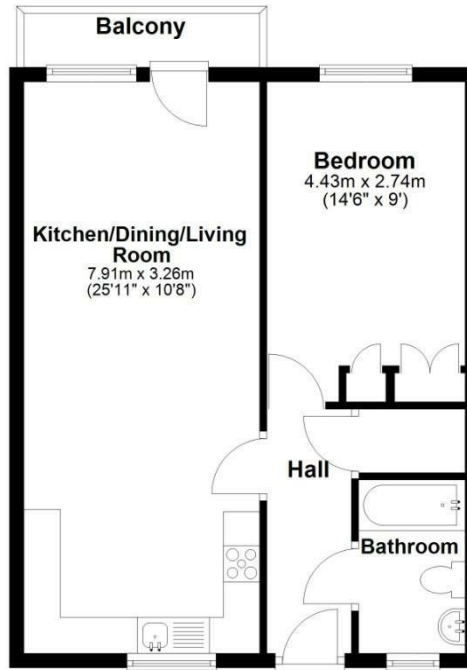
Council tax band C

V1





Third Floor



Total area: approx. 48.8 sq. metres (525.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Horsted Court

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	84

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.