



Total Area Approx 596.77 sq ft

Flat 2 72 Rugby Place, Brighton, BN2 5JA

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**Offers In Excess Of £269,500 Leasehold -
Share of Freehold**

Flat 2 72 Rugby Place, Brighton, BN2 5JA

Nestled at the end of this popular no-through-road and offered with an allocated parking space and a share in the freehold, this surprisingly spacious two double bedroom flat occupies the entire top floor of this intimate purpose-built block of only three flats. Located in the forever fashionable Kemp Town district of Brighton, the property is only moments away from the seafront, Brighton Marina, local supermarkets and an array of independent cafes, bars and restaurants, as well as regular bus services.

Approach

Allocated parking space to front. Side passage leads to communal door to side which opens into communal hallway. Stairs ascend to second floor landing and flat front door opening into:

Living/Dining Room

4.82m x 3.17m (15'9" x 10'4")

Double glazed window to front offering an elevated street view, wall-mounted electric radiator and glazed timber framed door opening into:

Hallway

Hatch offering access into communal loft space and door through to:

Bathroom

Obscure double glazed window to front with fitted roller blind. Panel-enclosed bath with mixer taps and hand-held shower attachment on riser, pedestal wash hand basin, part tiled splashback and low-level WC. Built-in cupboard housing electric water tank with storage space over, ceramic tiled floor, extractor fan.

Kitchen

3.69m x 2.86m (12'1" x 9'4")

Dual aspect with double glazed windows to front and side offering elevated street outlook. Fitted kitchen comprising a range of matching wall and base units. Roll-edged work surfaces extend to include a single bowl stainless steel sink with drainer and mixer tap, four-ring electric hob with electric oven under and chimney-style extractor over. Space and plumbing for tall standing fridge/freezer, washing machine and tumble dryer. Part-tiled surround, tiled floor, directional ceiling spotlights and extractor fan.

Bedroom

3.88m x 2.89m (12'8" x 9'5")

Double glazed window to rear. Wall mounted electric heater and high level wall mounted shelves.

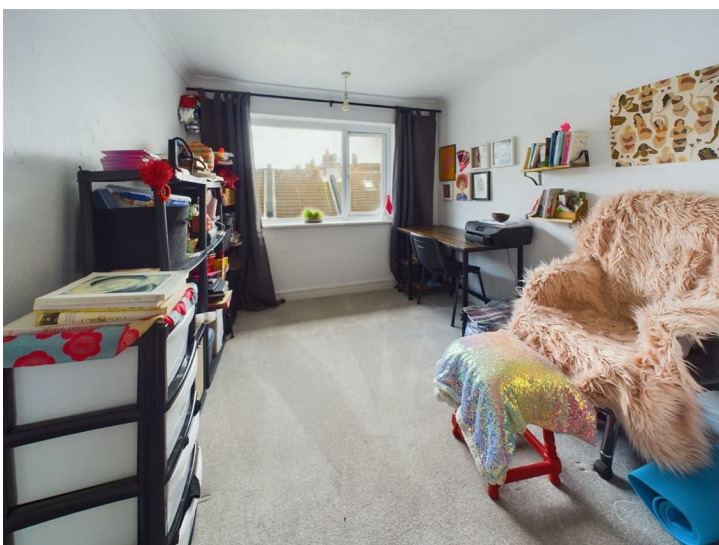
Bedroom

3.93m x 2.77m (12'10" x 9'1")

Double glazed window to rear offering glimpses of East Brighton Park over rooftops.

Allocated Parking Space

For one vehicle.



- Kemp Town Location
- Moments from Seafront
- Top Floor Flat
- Purpose-Built Block
- Local Parade of Shops & Supermarket
- Share of Freehold
- Allocated Parking Space
- Two Double Bedrooms
- Living/Dining Room
- Bathroom with Tub & Window

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **B**