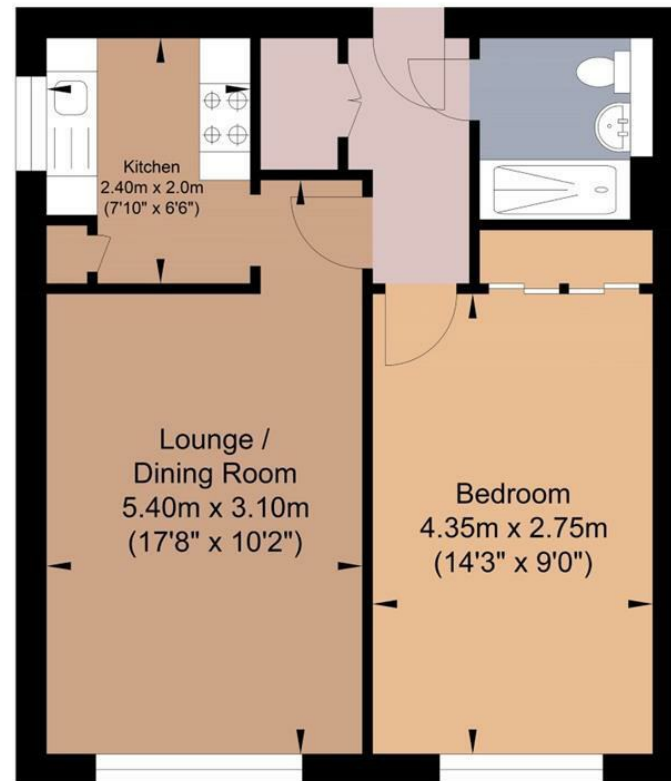


Bread Street, Brighton



Approximate Floor Area
448.31 sq ft
(41.65 sq m)

Approximate Gross Internal Area = 41.65 sq m / 448.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

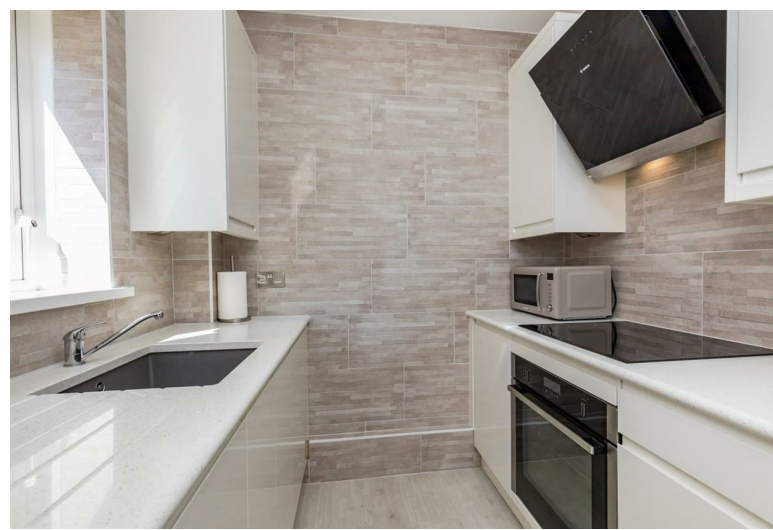


Total Area Approx 448.31 sq ft

18 Belbourne Court, Bread Street, Brighton, BN1 1TT

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£160,000 Leasehold



18 Belbourn Court, Bread Street, Brighton, BN1 1TT

A beautifully presented 1st Floor apartment, forming part of this popular development, which is suited to those over the age of 55 with a lift to all floors. The property has been impeccably refurbished throughout by the current considerate owners and now includes a stunning kitchen offering an integrated washing machine, fridge freezer, dishwasher and oven. The worktops are of granite, with a stylish under-mounted sink and induction hob. The shower room has been thoughtfully designed with a large walk-in shower, stylish handbasin and concealed cistern. The property offers generous storage, with a large double floor-to ceiling cupboard in the hallway. The bedroom has a large mirrored wardrobe, giving a sense of space and light. Both the lounge and bedroom are fitted with stylish plantation shutters, and have modern convector heaters.



Belbourn Court has an on-site property manager and a communal lounge giving a great sense of community, enabling residents to be involved as much or as little as they wish, along with a guest room and a laundry room. Set in beautiful gardens, Belbourn Court offers a quiet oasis in the heart of the city. In addition it has a tranquil roof terrace with stunning views, unique in this central location, just minutes away from the Royal Pavilion and close to Brighton Station and city-centre shopping. There is handy parking and visitors parking, real benefits in this central location. The property has a secure entry phone system and key fob entry, and each flat has a Carelink facility. Being sold with no onward chain.

Approach

Generous communal parking and communal front gardens offering pretty flower borders stocked with a variety of established plants, shrubs and trees. Communal outside bench and covered entrance with secure entry phone system and key fob entry, opening into communal entrance to building with site manager's office, disabled toilet, communal lounge and communal laundry on the ground floor. Stairs and lift ascend to first floor communal landing and flat front door opens into:

Entrance Hall

Wall-mounted secure entryphone system and wall-mounted Careline contact cord, coved ceiling with fitted light, built-in double cupboard housing electric consumer unit and socket, high-level shelf and hot water tank. Door through to:

Lounge/Dining Room

5.40m x 3.10m (17'8" x 10'2") Large double glazed window to front with fitted plantation shutter and contemporary style convector heater under, coved ceiling with fitted light.

Kitchen

2.40m x 2.00m (7'10" x 6'6") Double glazed window to side, fully fitted contemporary handle-less style kitchen in white gloss offering fully integrated appliances to include fridge freezer, washer/dryer and dishwasher, deep pan drawers, and matching wall and base units. Quartz work surfaces extend to include an under-mounted single bowl sink with mixer tap and 4-ring ceramic Bosch induction hob with electric oven under and contemporary style Bosch extractor fan over, with 3-speed setting and light. Fully tiled surround and whitewash-effect laminate flooring, high-level wall-mounted fan heater and light fitting to ceiling.

Bedroom

4.35m x 2.75m (14'3" x 9'0") Large double glazed window with fitted plantation shutters, coved ceiling, convector heater and floor-to-ceiling built-in wardrobes with mirrored fronts offering hanging and shelving.

Shower Room

Contemporary style refitted three-piece white bathroom suite comprising low-level WC with concealed cistern, contemporary pedestal wash hand basin with mixer tap, large step-in shower enclosure with shower screen, and marble-effect oversized tile surround and flooring. Wall-mounted convector heater, extractor fan, wall-mounted bathroom cabinet with sensory light under and toothbrush charger inside.



- First Floor Purpose-Built Flat for 'Over 55s'
- Central North Laine Location
- Extended Long Lease
- Service Charge Includes Water & Laundry
- Beautifully Refurbished Throughout
- Kitchen with Integrated Appliances
- Plantation Shutters
- Communal Lounge & Rooftop Terrace
- Ample Storage
- Off-Street Parking

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
50	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **A**