



32 COURCELS ARUNDEL STREET, BRIGHTON, BN2 5UB

LEASEHOLD - SHARE OF
FREEHOLD £140,000

A SECOND FLOOR PURPOSE BUILT STUDIO FLAT located in this POPULAR SEAFRONT LOCATION opposite BRIGHTON MARINA. The accommodation comprises entrance hall, 17' WEST ASPECT STUDIO ROOM, WEST ASPECT KITCHEN, BATHROOM, VIEWS TO THE SEA, PASSENGER LIFT, CARETAKER, NO ONGOING CHAIN, EPC D.

- CASH BUYERS ONLY
- REQUIRES MODERNISATION
- LOCATED ON BRIGHTON SEAFRONT
- OPPOSITE BRIGHTON MARINA
- 17' WEST ASPECT STUDIO ROOM
- WEST ASPECT KITCHEN
- OBLIQUE SEA VIEW
- PASSENGER LIFT
- NO ON GOING CHAIN





SECOND FLOOR

ENTRANCE HALL

Built in cupboards, cupboard housing water cylinder, video entry phone system.

STUDIO ROOM

Measuring 17'0 x 11'0. West aspect full room width double glazed window with oblique views to the sea, wall mounted electric heater.

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, work top, tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric double oven with electric hob, space for further appliance, ceiling spotlights, West aspect double glazed window.

BATHROOM

Fitted with pink suite comprising panelled bath with electric shower over, wash hand basin, low level close coupled WC, part tiled walls, heated towel rails, frosted double glazed window..

ADDITIONAL INFORMATION

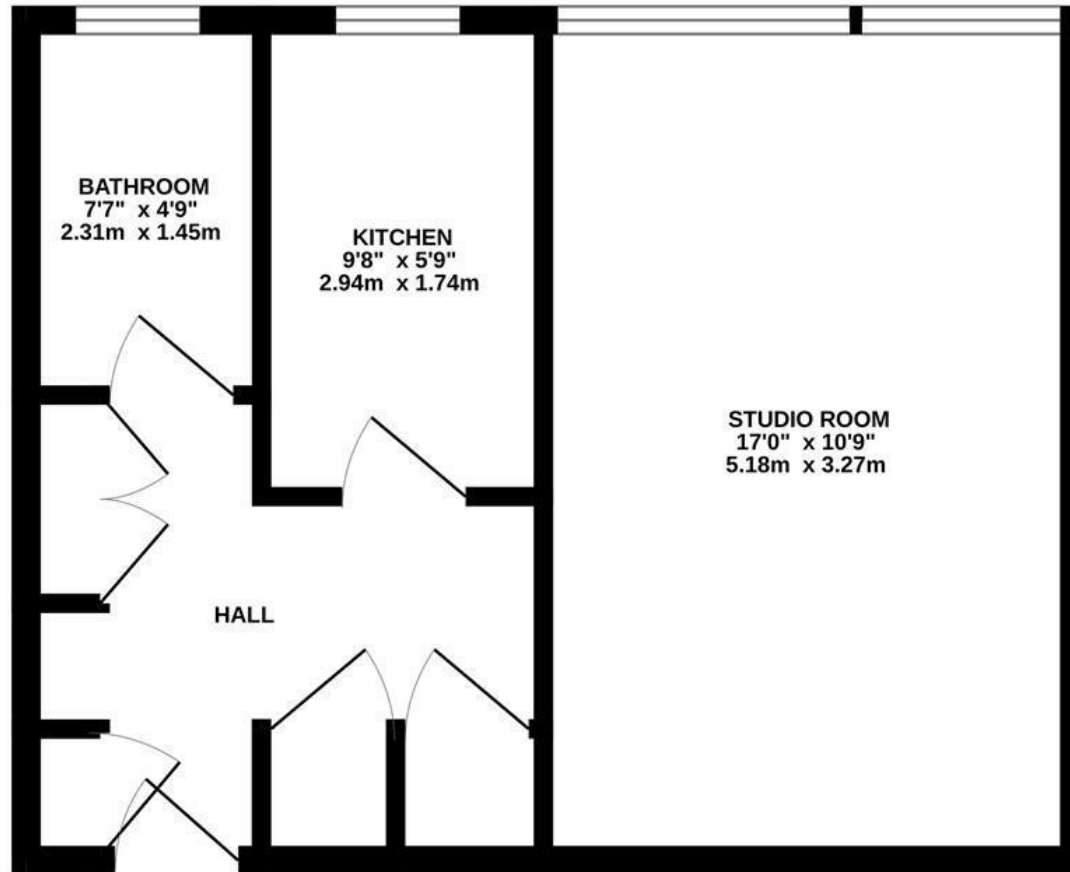
Lease - 141 years remaining, Share of Freehold

Maintenance - £1,548

Ground Rent - £27

Council Tax Band B - £1,910.06

SECOND FLOOR
360 sq.ft. (33.5 sq.m.) approx.

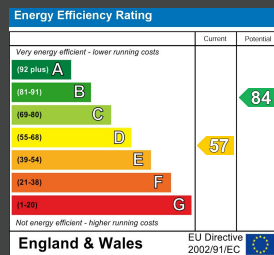


TOTAL FLOOR AREA : 360 sq.ft. (33.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: B

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

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DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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