



## 10 College Terrace

Brighton, BN2 0EE

£250,000

Newly refurbished, one bedroom, lower ground floor garden apartment offered for sale with no onward chain and a new 125 year lease.

College Terrace lies adjacent to Sutherland Road and Walpole Terrace with uninterrupted views in a southerly direction over the grounds of Brighton College and towards the City Centre and sea beyond. Schools catering for all age groups are well represented throughout the City. The bustling Kemptown Village is a short stroll away providing an array of amenities, entertainments, restaurants and bars, and Brighton Marina with boutiques, restaurants, cinemas and Casino are easily accessible.

Steps lead down to Flat B to the lower ground floor to a communal front door that leads to Flat A and B. There is a shared bike store inside the entrance in addition to access to the flat's front private outside space. Flat B's front door opens into the spacious living room with a spacious bedroom to the front. The new shower room/WC with a window to the rear is accessed from the living area. The beautifully fitted kitchen with integrated appliances leads from the living room and in turn has a door that leads out to the patio with further steps leading up to the paved garden ideal for enjoying al fresco dining in the summer months.

Internal viewing recommended to appreciate the finish and location of this apartment.

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.

- Council tax band B
- New 125 year lease
- Maintenance £1718



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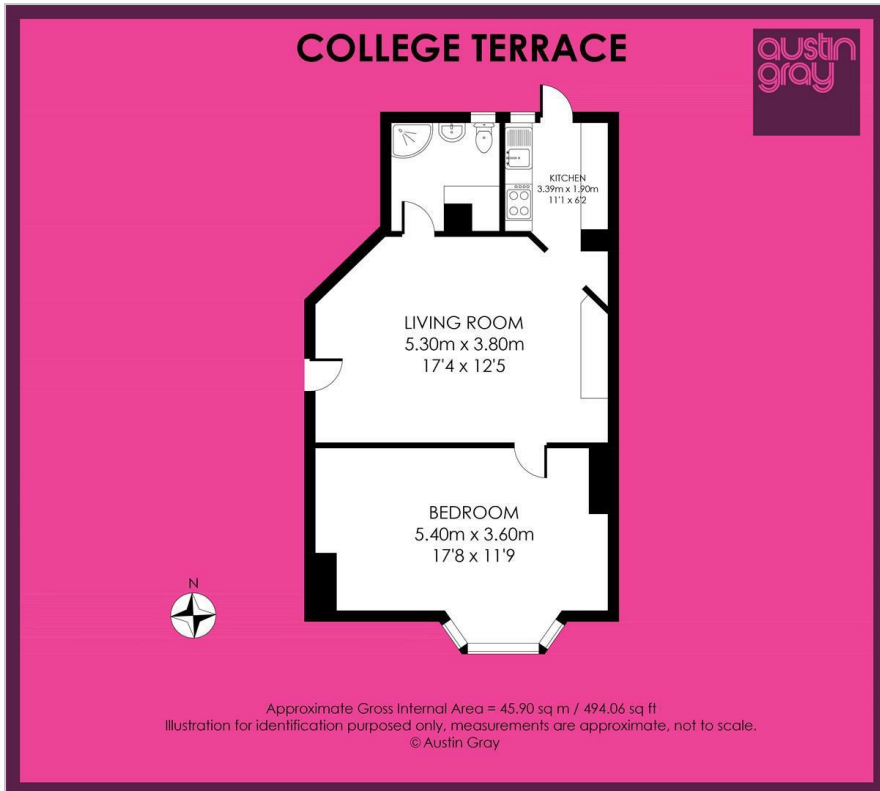


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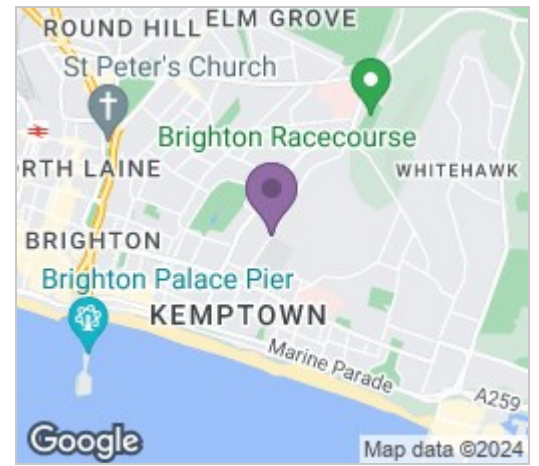


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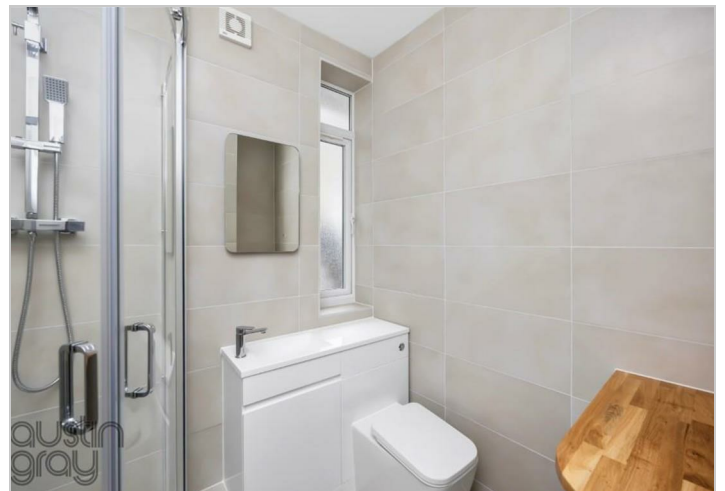
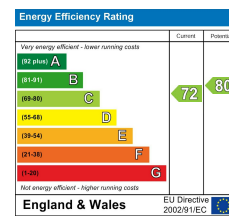
## Floor Plan



## Area Map



## Energy Efficiency Graph



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