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Sussex Heights
Brighton

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St. Margarets Place, Brighton, BN1 2FR

Guide price £350,000

****Guide price £350,000 to £375,000**** A well appointed sixteenth floor apartment in the Iconic Sussex heights purpose built block, in central Brighton. Boasting impressive easterly views of the coastline, over Brighton, Kempdown and towards Brighton Marina. This apartment offers a large living/dining room with a neutral décor and floor to ceiling windows with sliding doors onto the enclosed balcony with stunning sea and cityscape views. There's a modern fitted kitchen, a large master bedroom with ample built in wardrobes, plus a second double bedroom, modern bathroom and separate cloakroom. Sold with no onward chain.

Location

Sussex Heights is a luxury apartment block in the centre of Brighton. Designed by Richard Seifert and built between 1966 and 1968, it rises to 102 meters – making it the tallest residential building on the south coast of England. Richard Seifert's design is acknowledged as an "imposing and prestigious" luxury apartment block with good facilities including a 24hr concierge service.

Situated close to the West Pier, immediately behind the Brighton Hilton Metropole Hotel, positioned in the heart of bustling Brighton with direct access to Churchill Square Shopping Centre at the end of the road and Cannon Place which leads down to the Kings Road (A259) on to the seafront with The Grand Hotel on one side of the Road and The Metropole on the other corner. Brighton mainline station is approximately 0.6 miles in distance and Brighton Pier is approximately one mile. An array of restaurant's and cafes are on the doorstep with the eclectic North Laine district being nearby; in addition to all the eateries and bars along the seafront and promenade.

Accommodation

The apartment is accessed via an impressive ground floor lobby and well maintained lifts and communal hallways, located on the sixteenth floor, the apartment has impressive easterly aspect, panoramic views from the South Downs, across Brighton to the Marina, coast and sea.

Generously proportioned, the living/dining room enjoys a neutral décor and has ample space for a dining table and chairs, having sliding doors opening to a East facing enclosed balcony which has amazing, breath-taking views and is large enough to accommodate patio furniture.

The good sized fitted kitchen is laid to vinyl flooring and has a range of shaker style wall and base units with a granite effect laminate work surface, inset stainless steel sink and drainer and a tiled splashback. Appliances include a ceramic hob with oven under and extractor hood above, provisions and plumbing for a washing machine and space for a freestanding fridge and freezer.

The impressive master bedroom is an excellent size and has a bank of fitted wardrobes to one end and a window with panoramic views to the other, the second bedroom is a good size double with built in wardrobe and again, the incredible panoramic views.

Fully tiled, the bathroom comprises a panel enclosed bath with shower over, and a wall mounted wash hand basin. Adjacent sits the separate cloakroom with W.C and wall mounted wash hand basin.

Additional information

EPC rating: D

Internal measurement: 1,130 Square feet / 105 Square metre

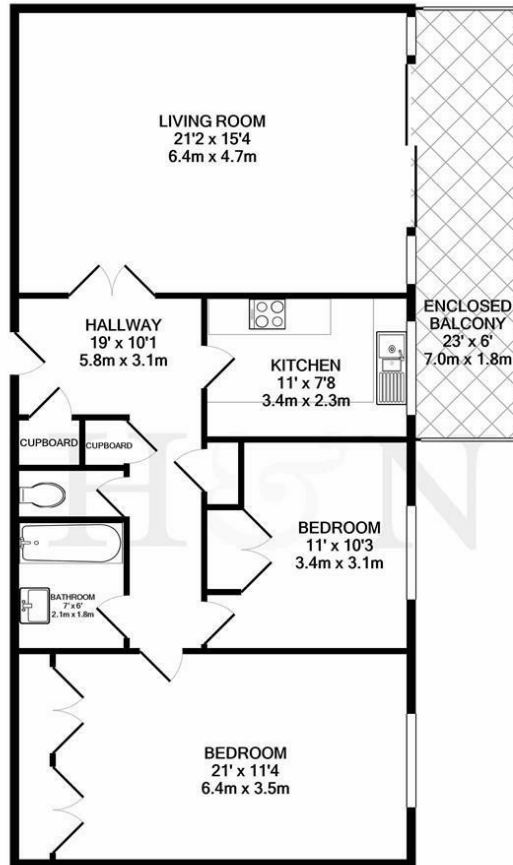
Tenure: Leasehold with a Share of Freehold - 159 Years remaining

Maintenance charges: TBC

Council tax band: D

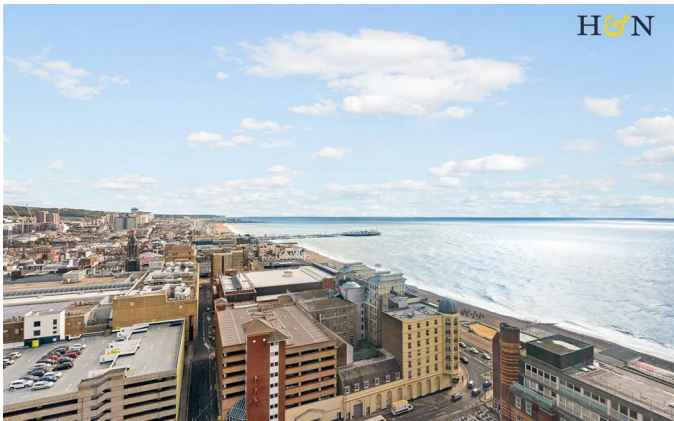
Parking zone: Z

Further details of the block, nearby parking and fascinating live Peregrines Falcons webcam can be found at: <https://sussexheights.co.uk>



TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (105.0 SQ.M.)

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
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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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