



## Portland Place

Brighton, BN2 1DG

**£310,000** Share of freehold

EPC Rating : C

- Gorgeous refurbished 1 bedroom apartment
- Grade II listed building within vibrant Kemp Town
- Open plan kitchen/living area
- En-suite shower room and cloakroom

**H<sub>2</sub>O**  
**HOMES**



With the seafront almost on your doorstep Portland Place, designed by Charles Augustin Busby, is superbly situated midway between Brighton Marina and Brighton Pier. This elegant Grade II listed building oozes charm and character and is set within the vibrant Kemp Town area where an eclectic mix of shops, bars and restaurants can be found with Brighton College and the County hospital in close proximity.

Situated on the second floor this super bright and inviting one bedroom apartment may just be what you have been searching for! Having been subject to a complete refurbishment the property is presented in immaculate order. Upon entry there is a useful cloakroom and the open plan kitchen/living room is flooded with light from the gorgeous large East facing sash windows and enjoys period feature ceiling rose and coving. The spacious bedroom, with its smart en-suite shower room, has plenty of storage options and is adorned with natural light through the West facing windows. This property is offered to the market chain free.

#### ENTRY

Communal entrance with security entry system. Stairs to 2nd floor. Individual door to apartment.

#### ENTRANCE LOBBY

Security entryphone. Electrical distribution box. Smoke alarm. Coved ceiling. Ceiling light. Fitted carpet.

#### CLOAKROOM

Low level WC. Hand basin with mixer tap and tiled splashback. Storage cupboard. Extractor fan. Coved ceiling. Ceiling light. Wood effect commercial grade vinyl floor.

#### OPEN PLAN KITCHEN/LIVING ROOM

10' 8" x 6' 4" (3.25m x 1.93m) Kitchen: Large East facing sash window. Fitted wall and base units. Electric oven with 4 ring induction hob and extractor hood over. Integrated washing machine and slimline dishwasher. Space for fridge/freezer fridge. Composite sink with mixer tap and drainer. Worktops and tiled splashbacks. Power points. Coved ceiling. Ceiling light. Wood effect commercial grade vinyl floor.





Living area: 15' 1" x 12' 7" (4.6m x 3.84m)  
Two large East facing sash windows. Curtain pole, curtains and roller blinds. Contemporary style radiator. Power points. Telephone point. Decorative coved ceiling. Ceiling light with ornate decorative ceiling rose. Fitted carpet.



### BEDROOM

18' 1" x 11' 10" (5.51m x 3.61m)  
Large West facing windows. Curtain pole and curtains. Double wardrobe with sliding mirrored doors. Cupboard with shelving and housing gas combination boiler. Further deep storage cupboard. Power points. Telephone point. Coved ceiling. Ceiling light. Fitted carpet.



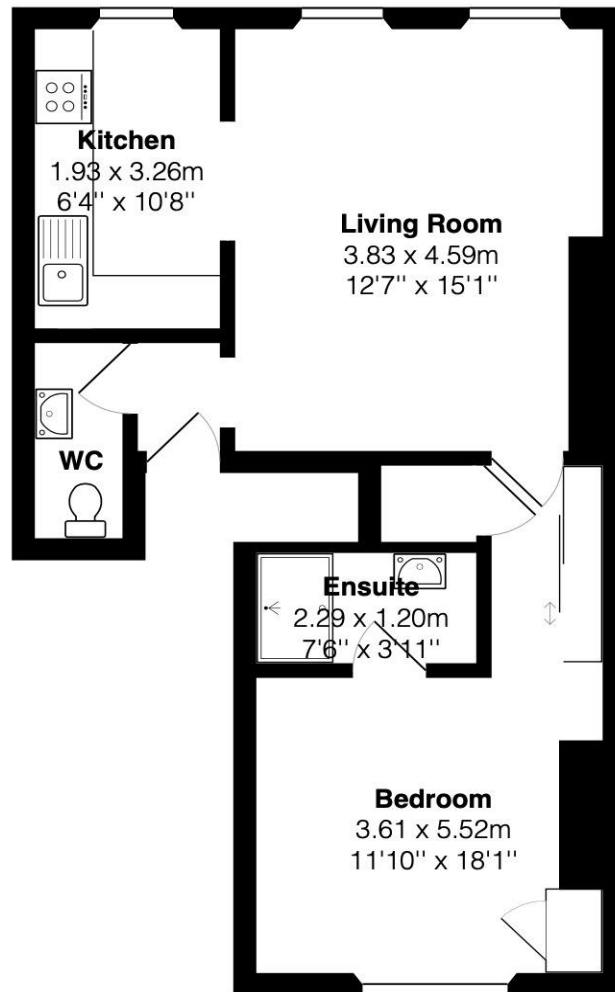
### EN-SUITE SHOWER ROOM

7' 6" x 3' 11" (2.29m x 1.19m)  
Part tiled. White contemporary suite comprising large walk-in shower cubicle with glazed enclosure. Hand basin with mixer tap. Wall mounted mirrored bathroom cabinet over. Radiator. Coved ceiling. Ceiling light. Extractor fan. Wood effect commercial grade vinyl floor.

### PARKING

Permit parking Zone H.





### Second Floor

Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### TENURE

Share of Freehold – new 999 lease on completion.

**SERVICE CHARGE** – £1,583.00 approx per annum

### LOCAL AUTHORITY

Brighton & Hove

### COUNCIL TAX BAND

Tax band C

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements