



Kingscote Way

Brighton, BN1 4GJ



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**Asking price £385,000**

A beautifully presented 2 double bedroom apartment with 2 bathrooms situated in a sought after location in the heart of Brighton. Boasting in excess of 700 square feet the property is located within walking distance to local shops, The North Laines, Brighton train station and all other local amenities.

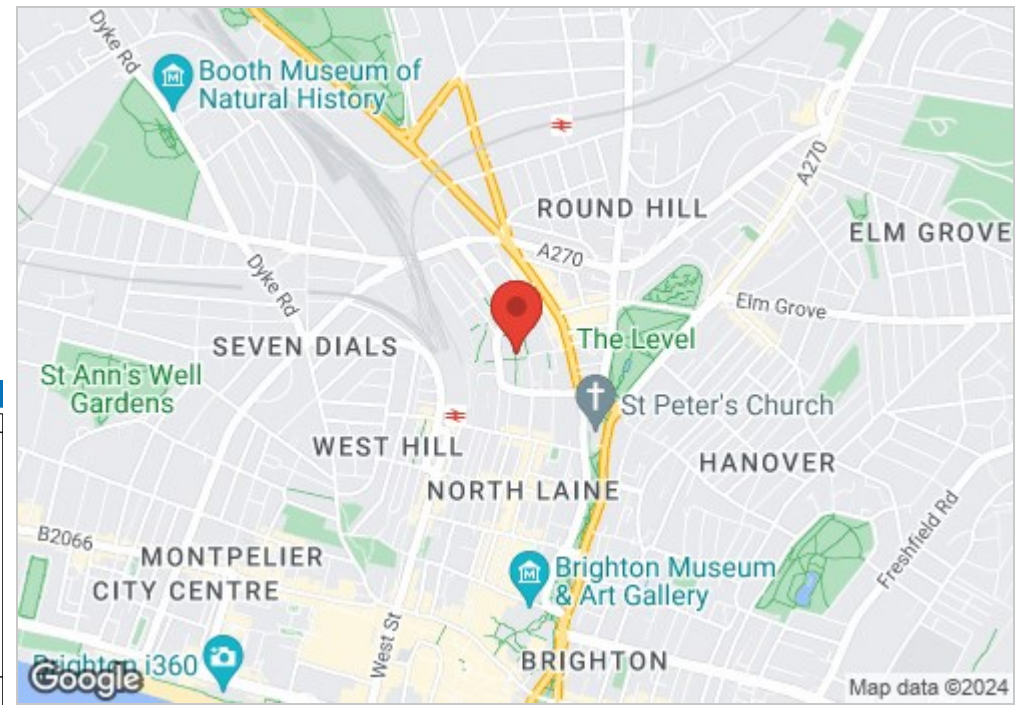
The property is modern throughout with neutral decor, lift access and access to the communal gardens and a further communal roof terrace, also having a secure communal lock up for Bikes.

Horsted Court is situated within the popular New England Quarter within walking distance to Brighton Mainline Railway Station (131m) which provides direct links to London and Gatwick Airport. Local attractions include the seafront/promenade (0.9 mile), Churchill Square shopping centre (0.6 mile) and the diverse North Laine (0.3 mile) with its mix of independent retailers, cafés and culture.



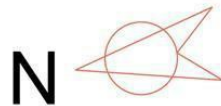
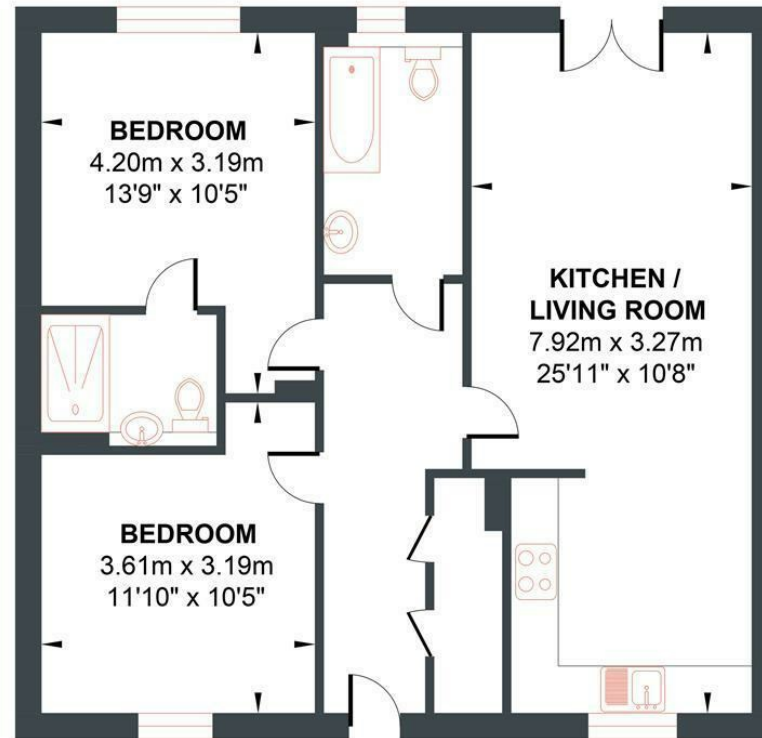
- Leasehold
- 107 Years Left on the Lease
- 2 Bedrooms
- 2 Bathrooms
- Central Location
- Communal Roof Terrace
- Close to Brighton Station

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	
England & Wales		EU Directive 2002/91/EC



## HORSTED COURT

Approximate Gross Internal Area = 65.58 sq m / 705.89 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



THIRD FLOOR

**Approximate Floor Area**  
705.89 sq ft  
(65.58 sq m)



