

Francis Street

Brighton

LEXTONS / SALES
LETTINGS
AUCTIONS
COMMERCIAL



Francis Street Brighton

£375,000



2

BEDROOM

1

RECEPTION

2

BATHROOM

About the property

A lovely light and spacious two bedroom duplex apartment conveniently situated near The Level in Brighton City Centre just a short walk from Brighton Station, The Open Market and of course Brighton Seafront.

The apartment forms part of the first and second floors of a modern apartment block, constructed in 2014, which is well maintained and benefits from passenger lift, video intercom entry system, remainder of an NHBC warranty and cycle storage. This property is very energy efficient with heating and hot water from an Air Source Heat Pump and also benefits from underfloor heating and solid oak engineered wood floor throughout. Local residents also get to use the local car park at a discounted rate.

The spacious accommodation comprises an inviting entrance hall with a good sized under stair storage cupboard, the main bedroom having a southerly aspect and a separate shower room.

Stairs rise to the second floor landing featuring a further store cupboard, a generously sized open plan living area with patio door leading on to the balcony with views across The Open Market. The modern fitted kitchen features integrated ceramic hob, electric oven with extraction hood over, an integrated washer dryer and ample space for a dining table. There is a spacious second bedroom with a southerly aspect and a recently fitted modern family bathroom.

In short, this is a fantastic opportunity to purchase a comfortable home with city living intertwined!



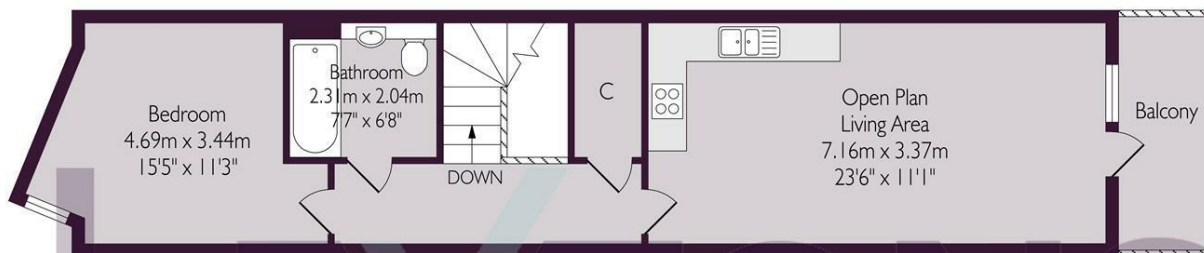






SCAN HERE TO OFFER ON THIS PROPERTY

Second Floor



First Floor



Approximate gross internal floor area 83.5 sq m/ 898.8 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purpose only.

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