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ESTATES



Belbourne Court

Bread Street

Brighton

BN1 1TT



Under Offer (SSTC)

Asking price £140,000

Leasehold

Summary

Belbourne Court is a purpose built development (1986) of forty six self-contained one bedroom flats, specifically catering for the over 55's. Situated at the upper end of North Road readily accessible to the North Laines vibrant area of individual shops, restaurants and café bars, Brighton mainline railway station, the Western Road shopping thoroughfare, including Churchill Square Mall, the Seafront and numerous bus services.

Flat 20 is arranged on the first floor overlooking Tichborne Street and enjoys the use of communal facilities including residents lounge, laundry, roof terrace, guest suite and limited parking all supported by a resident manager staff.

The flat is well presented has uPVC double-glazed windows, electric heating a fully tiled shower room, modern well fitted kitchen and is arranged more particularly as follows:

ENTRANCE HALL:

Linen/storage cupboard housing an Ariston hot water heater, fuse box, storage space, immersion heater, door entry phone, call alarm system.

BEDROOM:

14'3 x 9'

uPVC double-glazed window overlooking Tichborne Street, alarm call system, wardrobe cupboard with hanging and shelved storage space and with storage cupboards above.

SHOWER ROOM:

Fully tiled, shower cubicle with Mira mixer valve, wash hand basin, low-level WC with dual flush system, heated towel rail, extractor fan, Dimplex wall heater, strip light and shaver point, alarm call.

SITTING ROOM:

17'3 plus door recess x 10'

Dimplex wall mounted heater, decorative fireplace surround, uPVC double-glazed windows, opening onto:

KITCHEN:

8 x 7'


Excellent range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, inset Lamona ceramic hob with stainless steel oven under, space for fridge and freezer, space for plumbing for washing machine and dishwasher, extractor fan.






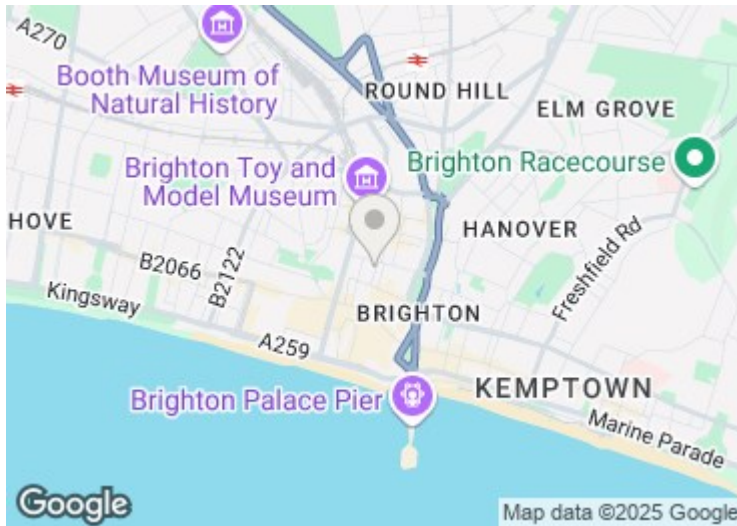
EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Viewing

Please contact our Port Hall Estates Office on 01273 559846 if you wish to arrange a viewing appointment for this property or require further information.

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