



Somerset Street, Brighton

Asking Price
£550,000
Leasehold

- 4 x TWO BEDROOM PENTHOUSES
- PRIVATE BALCONIES FOR EACH APARTMENT
- HEART OF KEMP TOWN
- 999 YEAR LEASE
- TWO BATHROOMS
- HIGH SPECIFICATION THROUGHOUT

*** FOUR PENTHOUSES AVAILABLE ***

Located in the heart of Kemp Town, is a striking contemporary building built in 2014 and further enhanced in 2022 by Godfrey Investments who have attained a gold standard Considerate Construction Award.

Each apartment is designed to the highest specification, using innovative technology, designer kitchens and bathrooms, complimented by the highest quality fixtures and fittings and benefiting from private balconies. The superior build quality ensures that each apartment is energy efficient and is protected by a 10 year new build warranty.

Kemp Town Village is famed for its boutique shops, artisan food shops and eateries. Within close proximity you will find Brighton seafront with its array of activities, bars and restaurants. The comprehensive shopping mall at Churchill Square and surrounding shopping facilities situated within Brighton city centre are easily accessible as is the London to Brighton Road, the A23. Local bus routes can be found on the seafront road offering transport to Brighton centre and areas beyond.

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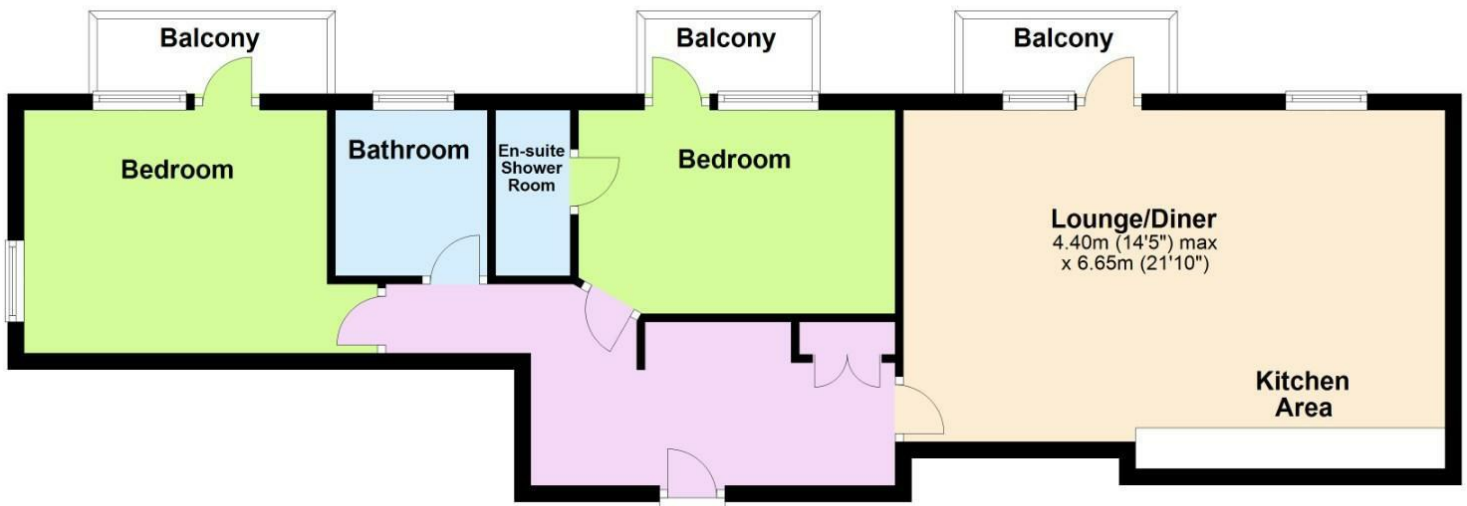
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Accommodation



Floor Plan
Approx. 67.9 sq. metres (731.4 sq. feet)



Total area: approx. 67.9 sq. metres (731.4 sq. feet)

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 (CO ₂) 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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.