



College Road, Brighton



Guide Price
£290,000
Leasehold

- TWO BEDROOM
- OPEN PLAN KITCHEN / LOUNGE
- POPULAR KEMP TOWN VILLAGE LOCATION
- FIRST FLOOR FLAT
- WEST FACING LOUNGE
- IDEAL FIRST TIME BUY / INVESTMENT

Guide Price: £290,000 - £300,000

Robert Luff & Co are thrilled to present this stunning two-bedroom flat nestled in the vibrant heart of Kemp Town Village. Situated on College Road, this first floor flat is just a short walk away from the picturesque Brighton seafront. Kemp Town Village is renowned for its charming atmosphere, boasting an array of delightful coffee shops, vintage boutiques, butchers, and greengrocers. Plus, with easy access to Brighton city centre and its bustling mainline train station.

Accommodation offers; Lounge / Diner, kitchen, two double bedrooms and a bathroom. Other benefits include; West facing lounge and a new lease on completion

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Lounge / Diner 12'1" x 14'9" (3.68m x 4.50m)

Kitchen 4'9" x 7'7" (1.46 x 2.32)

Bedroom One 12'2" x 10'3" (3.72 x 3.14)

Bedroom Two 12'0" x 8'4" (3.66m x 2.54m)

Bathroom

Agents Notes

Tenure: Leasehold, New lease on completion

Maintenance Fee: £1400 Per Annum

Ground Rent: £150 Per Annum

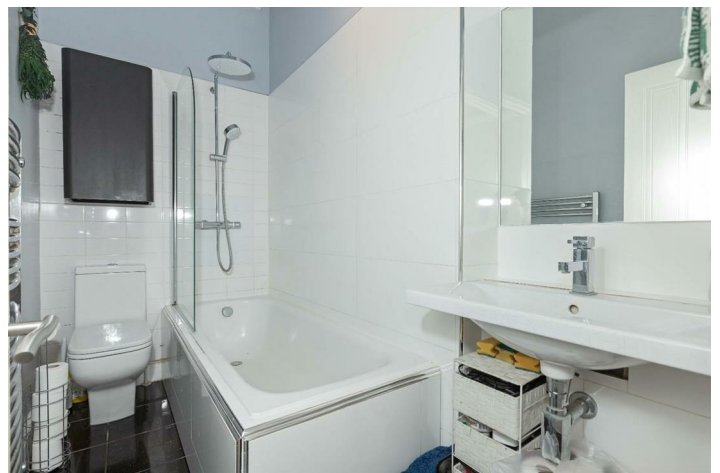
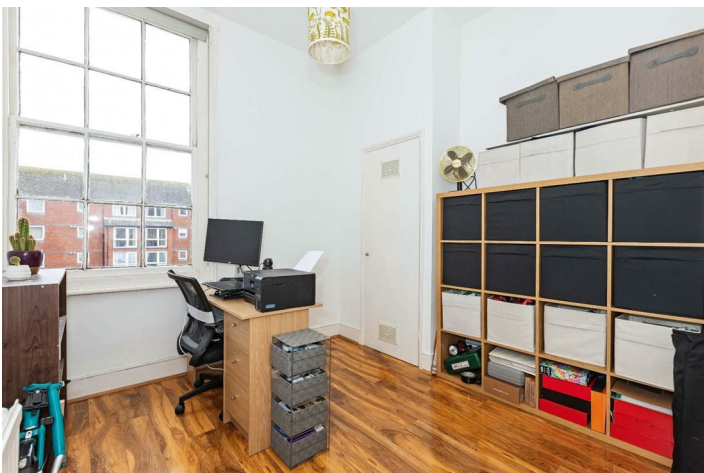
EPC Rating: D

Council Tax Band: B

28 Blatchington Road, Hove, East Sussex, BN3 3YU

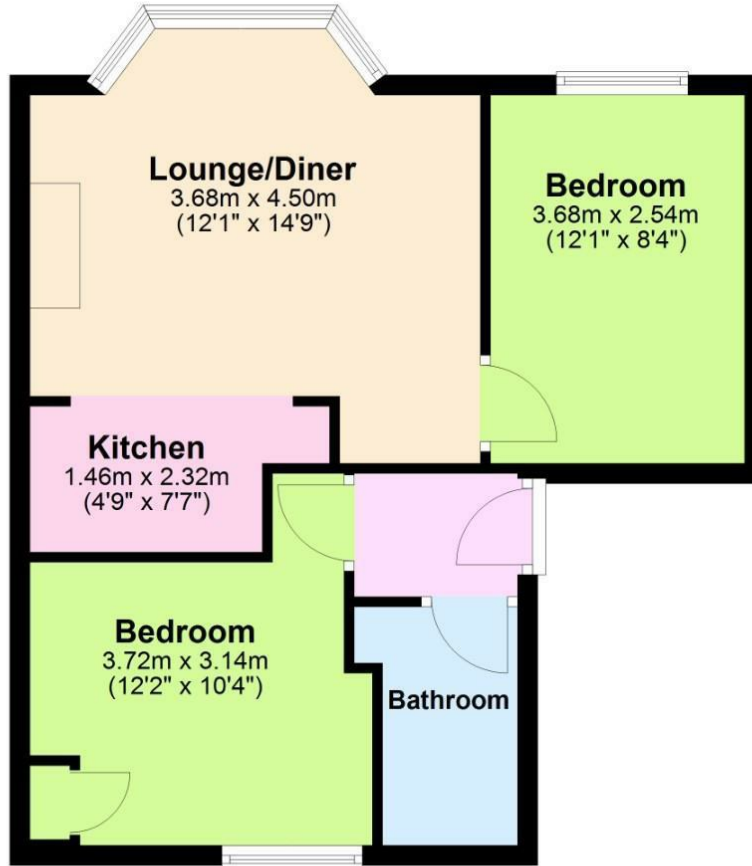
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Floor Plan

Approx. 46.4 sq. metres (499.2 sq. feet)



Total area: approx. 46.4 sq. metres (499.2 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.