



Asking Price  
£600,000  
Leasehold

## Richmond Terrace, Brighton

- THREE BEDROOM, TWO BATHROOM
- MAISONNETTE
- ICONIC GRADE II LISTED BUILDING
- COMMUNAL GARDENS & SECURE BIKE STORAGE
- DAYTIME CONCIERGE

Robert Luff & Co are delighted to bring to market this spacious, modern, three bedroom, three floor maisonette located in the heart of Brighton. This wonderful, ornate, red-brick building, was built in 1895, to house the college that eventually became known as Brighton College of Technology. The landmark Old College House is situated in the city centre overlooking the fantastic 'Level' park. This superb central location affords easy access to Brighton mainline station (0.4 miles), the seafront (0.9 miles), the North Laine with its boutiques, bars and restaurants (0.2 miles), Churchill Square Shopping Centre (0.9 miles), The Theatre Royal (0.7 miles), Sainsburys supermarket (0.3 miles), Queens Park (0.5 miles), Duke of York's Picture House (0.5 miles) and many other city centre attractions/amenities.

Accommodation offers; spacious open planned kitchen / lounge / diner, three bedrooms, one en-suite and one family bathroom. Other benefits include; communal gardens, hard wired CAT 5 to all rooms, secure bike store and a daytime concierge.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

### Agents Notes

Tenure: Leasehold Approx 98 Years Remaining

EPC Rating: D

Council Tax Band: F

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

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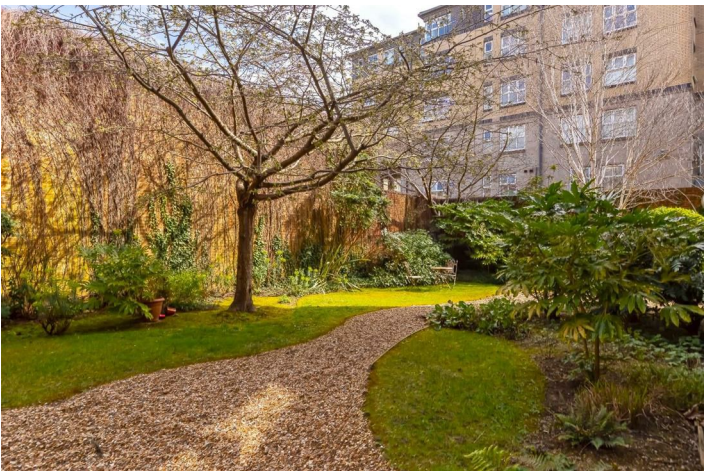
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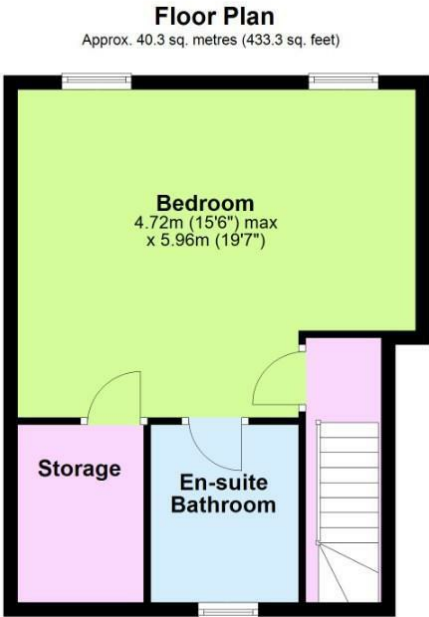
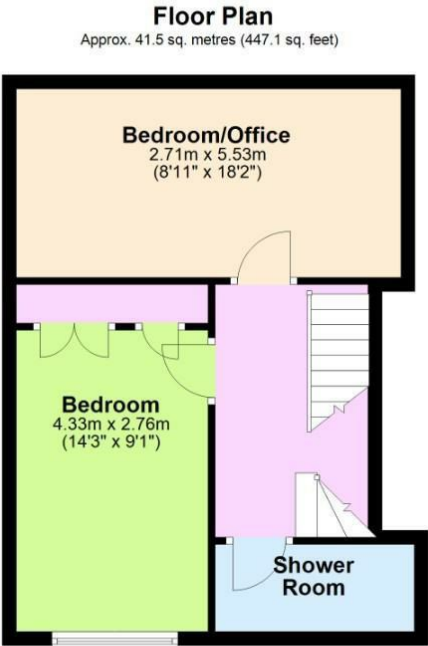
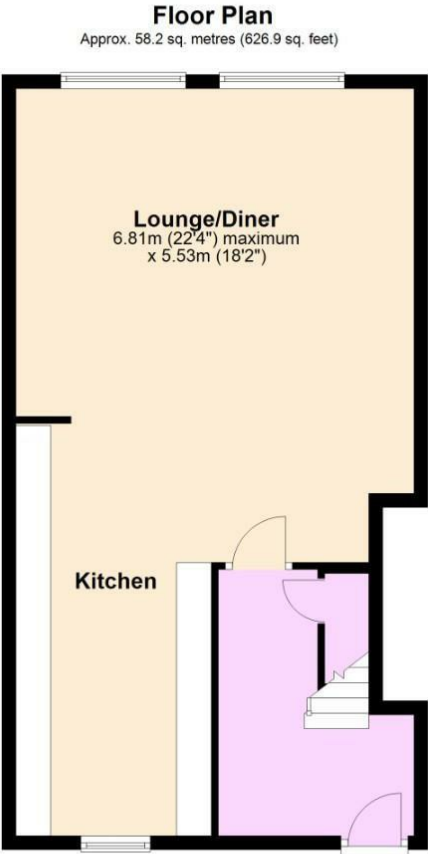





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Total area: approx. 140.0 sq. metres (1507.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.