



Guide Price  
£325,000  
Share of Freehold

## College Terrace, Brighton

- A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT
- SHARE OF FREEHOLD
- IDEAL FIRST TIME BUY
- ALLOCATED PARKING
- RECENTLY REFURBISHED THROUGHOUT
- HIGHLY SOUGHT AFTER KEMPTOWN LOCATION

\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\*

Robert Luff & Co are delighted to bring to market this beautifully presented two bedroom apartment situated in the popular Kemp Town area. Kemp Town Village is only a short walk away, renowned for its charming atmosphere, boasting an array of delightful coffee shops, vintage boutiques, butchers, and greengrocers. Plus, with easy access to Brighton Hospital, Brighton city centre and its bustling mainline train station.

Accommodation offers; Two bedrooms, large living room, separate modern fitted kitchen and a modern fitted bathroom. Other benefits include; communal courtyard, a share of the freehold, allocated parking space, solar panels, new double glazing & a lift in the building.

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

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



## Accommodation

Entrance Hall

Kitchen 9'10 x 5'3 (3.00m x 1.60m)

Sitting/Dining Room 18'1 x 11'2 (5.51m x 3.40m)

Bedroom One 15'9 x 9'10 (4.80m x 3.00m)

Bedroom Two 9'10 x 6'7 (3.00m x 2.01m)

Bathroom

Storage Cupboard

Housing Washing Machine

Allocated Parking Space

### AGENT NOTES

Share of Freehold - 93 years remaining

SC: £1945 PA Including Water

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

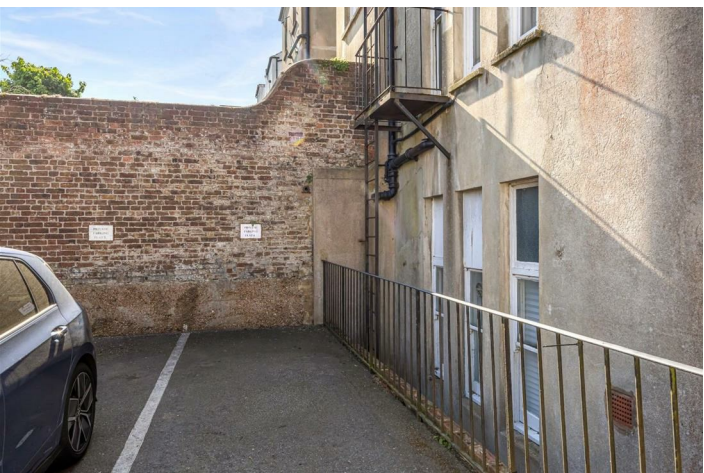
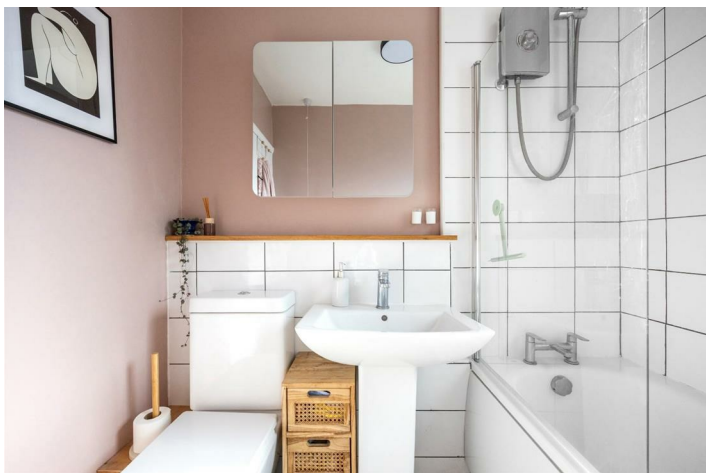
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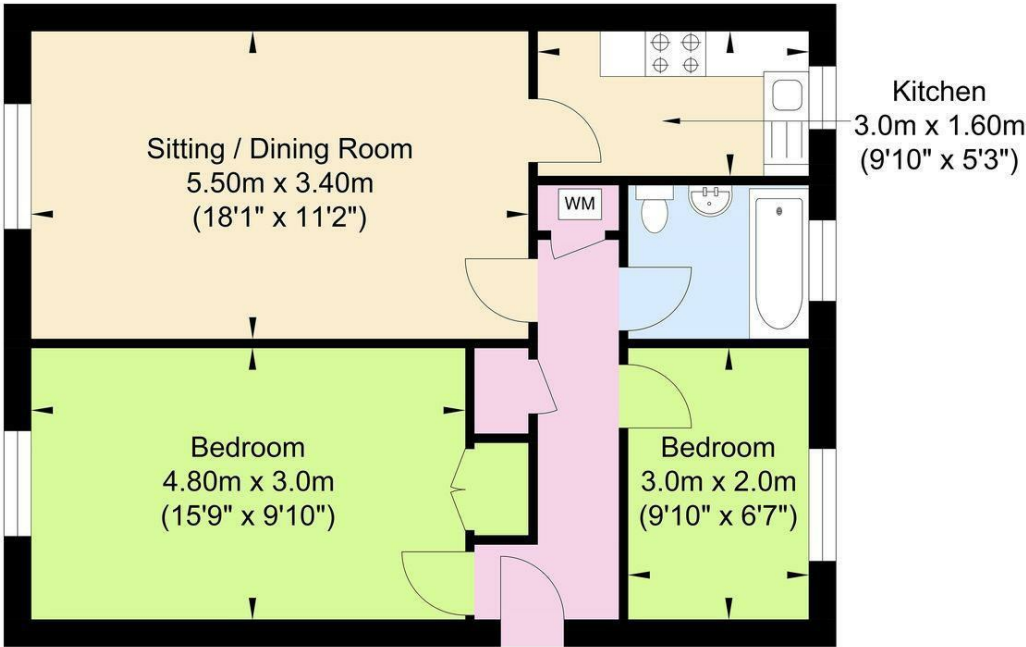


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College Terrace



First Floor  
Approximate Floor Area  
602.0 sq ft  
(55.9 sq m)

Approximate Gross Internal Area = 55.9 sq m / 602.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	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.