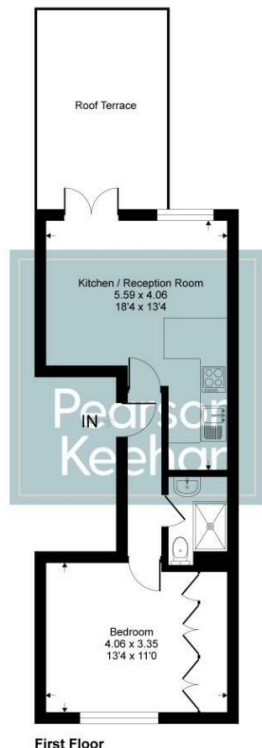




North Road, Brighton, BN1 1YB
Guide price £260,000 - £270,000
Leasehold

Pearson
Keehan

North Road, BN1
Approximate Gross Internal Area = 37 sq m / 395 sq ft



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Situated in the heart of Brighton city centre, Pearson Keehan are delighted to bring to the market this beautifully refurbished one bedroom first floor apartment that boasts a sunny south-facing roof terrace.

Stepping inside this elegant apartment, the accommodation briefly comprises of a generously sized double bedroom to the front that boasts large fitted wardrobes and has a pleasant outlook down Foundry Street. Off the hallway, you have a shower room with luxury fittings and contemporary micro-cement and tiled walls. To the rear of the property, the stunning open plan/kitchen living room is found which allows access out to the south-facing roof terrace. The modern kitchen has integrated appliances, all of which are rated A+ for energy efficiency, and has a mixture of stainless steel and marble worktops.

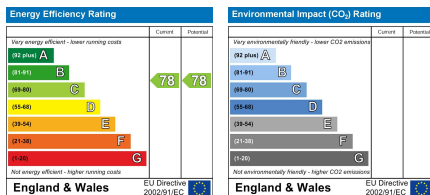
The roof terrace is a particular feature, being of the favoured southerly aspect and is large enough to entertain and enjoy some outside dining.

In terms of location, North Road provides city centre living at it's finest with everything you could wish for on its doorstep, conveniently located for all Brighton has to offer, including a plethora of restaurants, coffee shops, and boutique stores as well as being a short journey to the beach. The trendy North Laines & Brighton Mainline Railway Station are also located just moments away with the latter providing direct links to London & Gatwick.

The property further benefits from the remainder of a long lease term, LED lighting and natural bamboo flooring throughout and really must be viewed to be fully appreciated.

Council Tax: A

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