



**hamlyn
smith.**


New England Street, Brighton, BN1 4LS

£250,000

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 1 Bedroom

 1 Reception

 1 Bathroom

Introducing an impeccably presented one-bedroom apartment on the fourth floor of the New England Quarter building in Pullman Haul, an award-winning and eco-conscious development in Brighton, BN1 4LS. Boasting proximity to Brighton's mainline station and the lively North Laines, this property offers not only convenience but also a range of eco-friendly features.


- Chain free
- City centre location
- West facing balcony
- Triple glazing
- On-site property manager
- Water rates included within service charge





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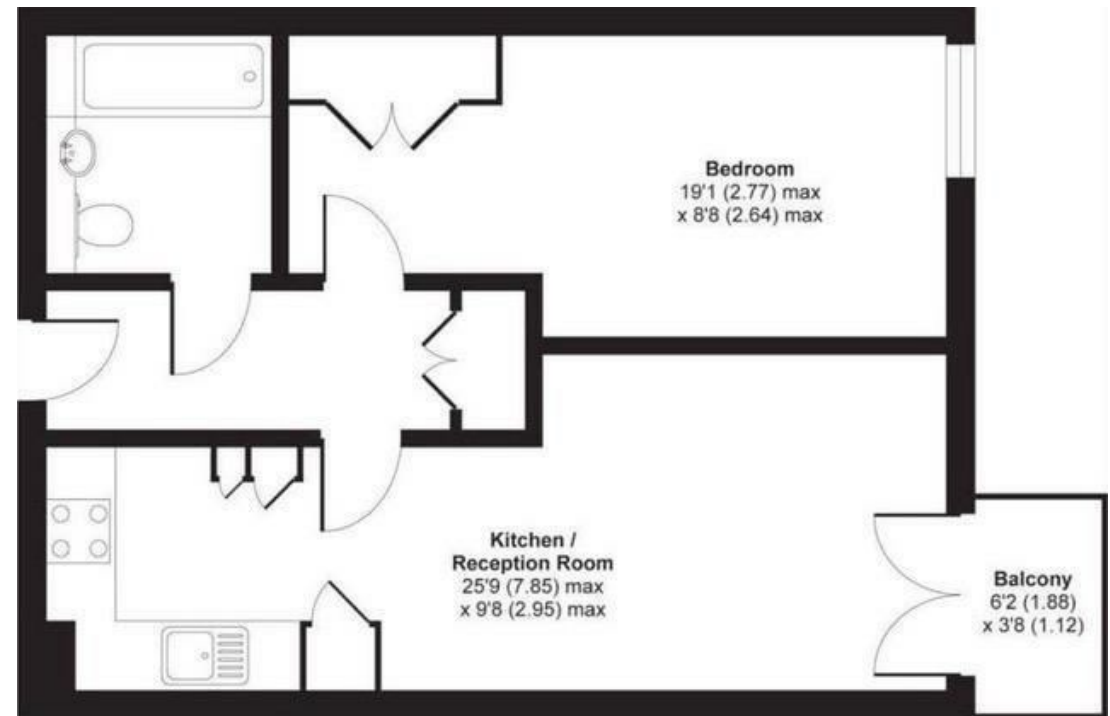
This residence showcases rooftop mini allotments, a passenger lift and storage locker ensuring a comfortable and sustainable living experience. The open-plan living room and kitchen seamlessly connect, leading to a west-facing balcony that enhances the overall charm.

Key features of the property include a modern fitted kitchen with a built-in fridge freezer, washing machine, dishwasher, induction hob, and generous storage space. The bathroom is fully tiled and features a shower over the bath and WC, while the generously sized bedroom is bathed in natural Westerly light.

Highlighting its commitment to sustainability, this property encompasses the following eco credentials:

- Built circa 2009, as part of the One Brighton eco Development.
- West facing Balcony with herb planter
- Onsite cycle storage
- Roof top allotments
- Integrated, energy efficient dishwasher, fridge and washing machine
- Development built with One Planet Living principles / Framework
- EPC rating: B
- CO2 emissions: A
- Net zero carbon
- Triple glazed windows
- Energy efficient lights and fittings
- Mechanical Ventilation with Heat Recovery system
- Super insulated walls
- Communal biomass boiler
- Photovoltaic (solar) panels
- Energy is generated both onsite from solar panels and biomass boiler, as well as from off-site wind power.
- Onsite composter and recycling facilities
- Ecohomes Environmental assessment award with 'Excellent' rating
- Building materials from recycled or sustainable sources
- The first One Planet Community in the UK

This residence combines modern living with a dedication to environmental responsibility, offering a unique and sustainable lifestyle in the heart of Brighton.



FOURTH FLOOR