



hamlyn
smith.

New England Street, Brighton, BN1 4LS

£450,000

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 2 Bedrooms

 1 Reception

 2 Bathrooms

A superb two-bedroom city-centre apartment on the sixth floor of Pullman Haul, with far-reaching views from private roof terraces on both sides of the property. This unique home has open-plan reception spaces and two double bedrooms, with the principal bedroom benefitting from an en-suite shower room.

- Two bedroom apartment
- Two separate roof terraces
- Minutes from Brighton station
- Roof top views
- Sixth floor
- 107 years remaining on lease
- Council tax band - D







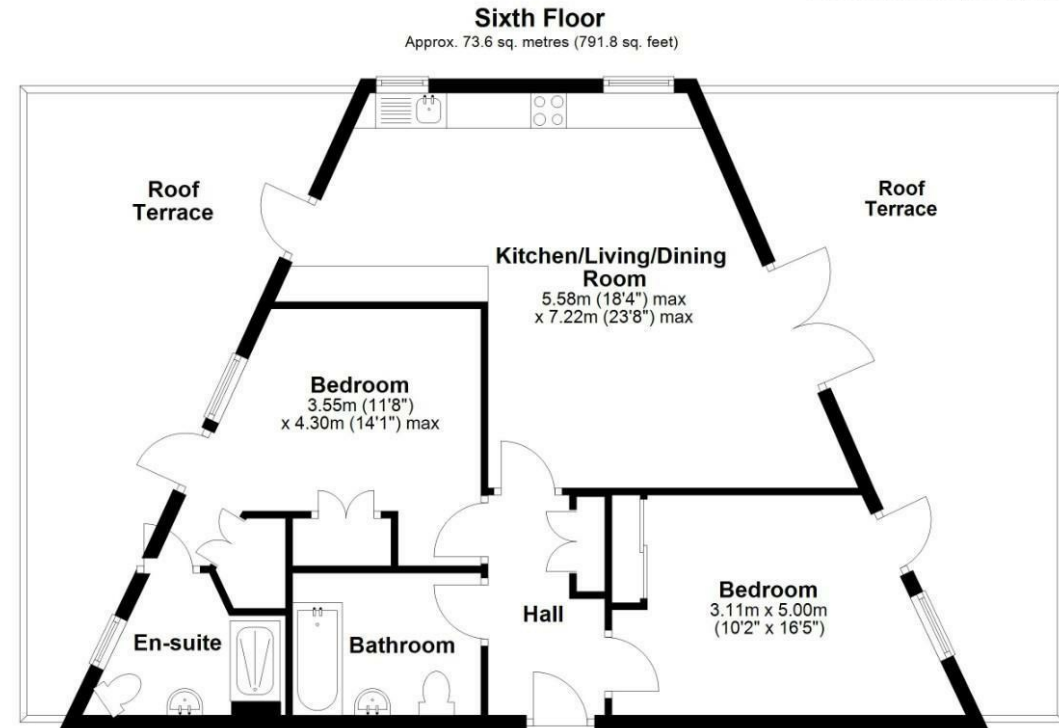
Positioned at the tip of the unusually shaped sixth floor of this modern building, which allows for private roof terraces on both sides of the apartment, this two-bedroom home has everything to offer a buyer looking for a stylish contemporary home in Brighton's vibrant city-centre. The kitchen/living/dining room is a triple-aspect, open-plan space, with doors opening onto terraces that enjoy morning and afternoon sun respectively.

The kitchen is fitted with integrated appliances including a Bosch induction hob, an Electrolux fan oven, dishwasher, washing machine and fridge freezer. Wooden floors run throughout the living spaces and into the hallway, while the bedrooms are carpeted.

Stepping out onto the decked roof terraces, you have extensive views over Brighton. The south-west facing terrace is particularly generous in size and ideal for entertaining, outdoor dining, or unwinding as the sun sets over the city.

Both bedrooms have direct access to the terraces. The principal bedroom has built-in wardrobes and an en-suite shower room and the second bedroom also has built-in storage, and opens onto the south-west terrace. The main bathroom is opposite the second bedroom and is fully tiled with a modern suite comprising a WC with concealed cistern, handbasin and bath with shower attachment and screen.

Moments from Brighton mainline station, this is a highly sought-after location for commuters or anyone who wants to be part of Brighton's vibrant city-centre scene. The North Laine district is home to the city's eclectic mix of independent shops, cafés, and restaurants. You can easily walk to The Theatre Royal, Brighton Dome, Komedia, Brighton Museum and the Royal Pavilion. Just beyond the shopping areas you'll arrive at the beach, promenade and Brighton's iconic Palace Pier.



Total area: approx. 73.6 sq. metres (791.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

