



Historic photo of Lace house from the 1860

Lace House, Old Steine, Brighton, BN1 1NH
Asking Price £275,000

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Discover a stylish one bedroom apartment in Brighton with open-plan living space, integrated Bosch appliances, and great investment potential.

Lace House, a sophisticated detached building situated on the verge of the Old Steine in the heart of Brighton city centre. This modern one bedroom apartment is located on the second floor of the building and is approached via passenger lift. It offers a fantastic opportunity for both homeowners and investors looking for a stylish and conveniently located property.

The open-plan living space is a standout feature of this apartment, creating a bright and airy atmosphere. The sleek kitchen is equipped with integrated Bosch appliances, offering everything you need to cook up culinary delights. Whether you're hosting guests or enjoying a quiet evening at home, this open-plan layout allows for versatile living and entertaining options.

The apartment boasts double-glazed windows with a marine-grade finish, providing both excellent insulation and soundproofing. Feel at ease in the tranquil comforts of your abode while enjoying peace and quiet from the bustling city outside.

The bedroom is a peaceful sanctuary, complete with fitted wardrobe cupboards and south-facing windows that fill the room with natural light. Wake up each morning feeling refreshed and energized in this cozy space designed for relaxation and tranquillity.

With a total living area of 39 sqm, this apartment offers the perfect amount of space for comfortable living in the heart of the city. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this property ticks all the boxes.

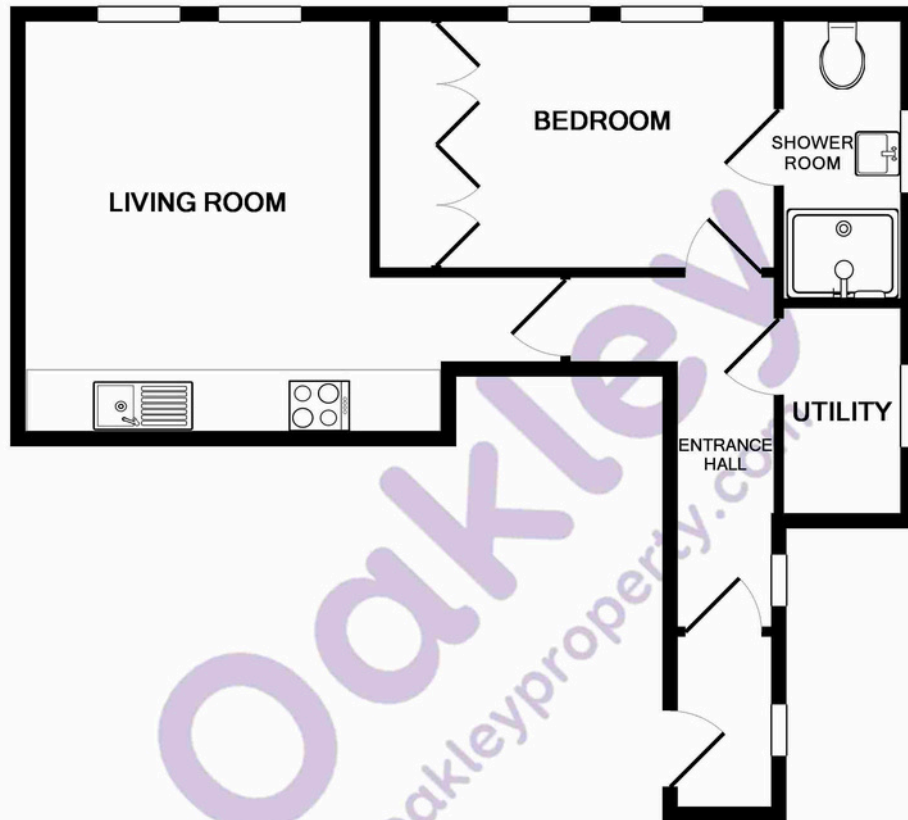
Speaking of investment potential, this apartment presents an exciting opportunity for those looking to grow their property portfolio. Situated in a prime location, it attracts a wide range of potential tenants, making it an ideal asset for buy-to-let investors seeking strong rental returns.

Located in central Brighton, this apartment delivers on convenience and accessibility. Enjoy the vibrant city lifestyle with an array of shops, restaurants, cafes, and entertainment options right on your doorstep. The famous Brighton beach is a short stroll away, for those seeking a coastal retreat.

Transport links are excellent, with Brighton train station, providing easy access to London and other major cities. Explore the picturesque surrounding areas, take day trips to nearby attractions, or simply indulge in the lively atmosphere of Brighton's bustling streets.

Don't miss this opportunity to own a modern one-bedroom apartment in central Brighton with investment potential.





39-40 OLD STEINE, BRIGHTON BN1 1NH
 TOTAL APPROX. FLOOR AREA 420 SQ.FT. (39.0 SQ.M.)



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Agents Notes

Tenure Leasehold
 999 Year Lease Term From 2018
 Service Charge Approx £2,000 Per Annum
 Ground Rent Peppercorn
 Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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