



Percival Mansions, Percival Terrace, Brighton, BN2 1FP
Asking Price £475,000

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South facing raised ground floor Regency style seafront apartment with its own street entrance.

Superb raised ground floor property in the prestigious Percival Mansions, situated on Brighton's glorious seafront. This beautiful bow-fronted Regency style building was constructed in 1999, combining classic architecture with modern comfort.

Several black and white tiled steps lead to the apartment's own street entrance, opening in to the hallway running down the side of the property. The south-facing living area is flooded with natural light, boasting high ceilings and two double glazed windows that offer delightful views of the sparkling sea. Imagine waking up to the sound of waves crashing against the shore and enjoying your morning coffee while taking in the mesmerizing coastal scenery. The kitchen area is spacious, providing ample room for a dining table and chairs, making it the perfect spot for entertaining guests or enjoying meals.

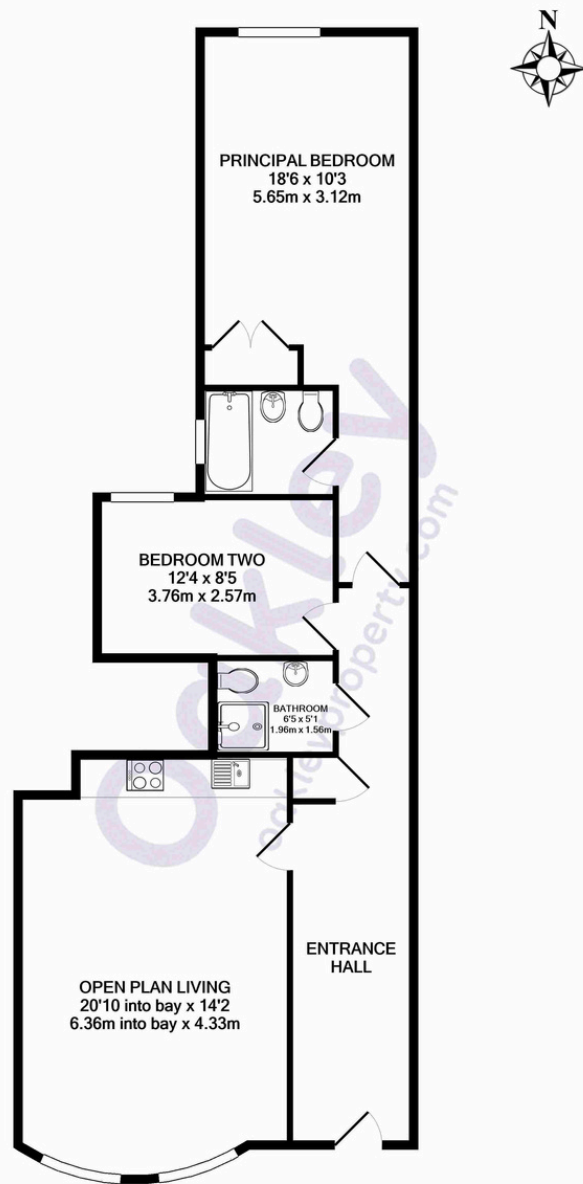
The apartment offers two generously sized double bedrooms, both located at the rear for privacy and tranquillity. The principal bedroom features a fitted double wardrobe, providing ample storage space for your clothes and belongings.

No need to worry about bathroom availability, the apartment features a bathroom and a separate shower room, both styled with white suites. This ensures convenience and functionality for your daily routines.

One of the greatest advantages of this property is its sought-after location. Percival Mansions is a stone's throw away from Brighton Beach. Within walking distance you will find Brighton Marina and Kemptown village, offering an abundance of local shops, bars, cafes, and restaurants. Truly a dream for those seeking a vibrant coastal lifestyle. You'll never have to travel far to indulge in dining out, local culture, or enjoy a day out at the beach.

Furthermore, this apartment comes with a 999-year lease and a share of the freehold. This means you have the security and flexibility to enjoy living or investing in this exceptional property for generations to come. With approximately 818 square feet (76 square metres) of living space, you'll have plenty of room to create your ideal home.





TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)
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Agents Notes

Tenure Share Of Freehold
973 Years Remaining On The Lease
Service Charge Approx £4,016.06 Per Annum
Ground Rent N/A
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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