



Penthouse ROX, Gloucester Place, Brighton, BN1 4AA

£650,000



65 ROX, Gloucester Place, Brighton, BN1 4AA

The Property

A stunning sixth floor penthouse apartment with a 350 sq.ft / 32.5 sq.m west facing terrace and breath-taking panoramic views across Brighton. A light and spacious reception room with pale Oak Herringbone engineered wooden flooring and French doors bringing the outside in. Situated in Brighton's premier centrally located apartment development, ROX.

Sophisticated entrance lobby, with front desk concierge and hotel style reception. ROX is a collection of high end apartments, duplexes, penthouses and townhouses discreetly arranged around the open-air communal courtyard garden, landscaped for year-round interest.

Through the oversized wooden entrance door, this exclusive apartment with a show stopping living area, designer matt two toned kitchen with Siemens built-in appliances, stone worktop and full splashback, wine cooler, multiple handleless cabinetry and powder-coated matt black Franke fixtures. All offset by the soft ambient lighting created by the coffered ceilings.







With the perfect layouts, the spacious contemporary bathrooms are designed to be as beautiful as they are functional. Recessed shelving and soft mood lighting feature as well as wall-mounted matt black fixtures. The bathrooms are also linked to the fully customisable underfloor heating system for ultimate comfort.

The open-air internal courtyard garden is expertly landscaped and planted for all year interest - a place of sanctuary to take a moment for yourself, enjoy a coffee or catch some rays.

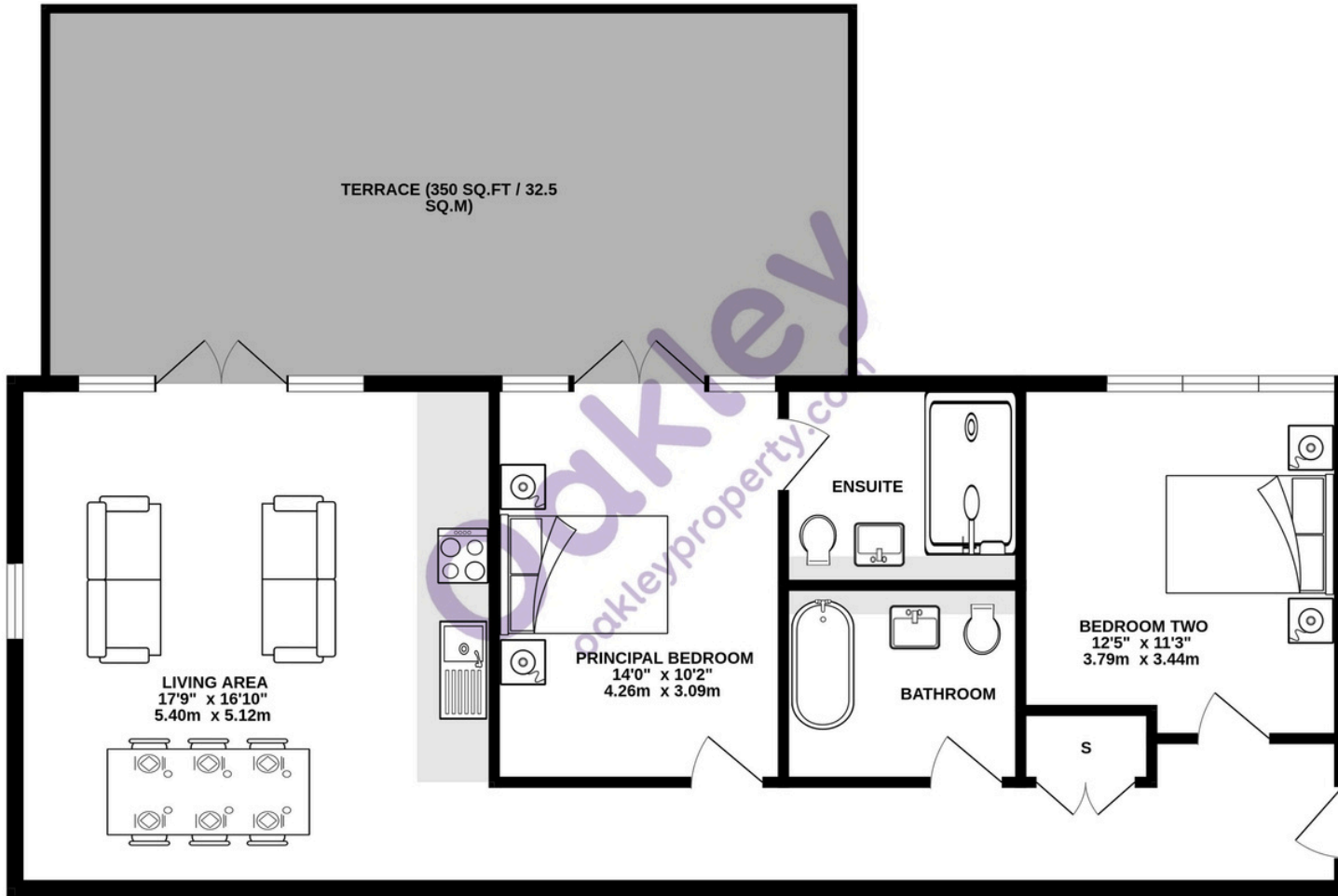
The Location

ROX features a wealth of inspired design elements that pay homage to the Art Deco roots of the original building. These include the residents' cinema, coffered ceilings with concealed lighting, delightful proportions, and details such as a replica of the original Astoria signage fitted to the garden wall.

There is a sense of continuity between the interiors at ROX and the Astoria. Modern design is present throughout the spaces, which are decorated in rich, warm tones and luxuriously finished and equipped. And just like its predecessor, ROX benefits from large windows with 'splendid views' looking over Gloucester Place and Valley Gardens.



PENTHOUSE



TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.
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Energy Performance Certificate

Agents Notes	Score	Energy rating	Current	Potential
Tenure Share of the Freehold	92+	A		
999 Year Lease Term From 2019	81-91	B		
Ground Rent- £0	69-80	C		
Service Charge- Approx. £6,000 p/a	55-68	D		
Council Tax Band E	39-54	E		
Please note that some of the images have been dressed with CGI furniture.	21-38	F		
	1-20	G		



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