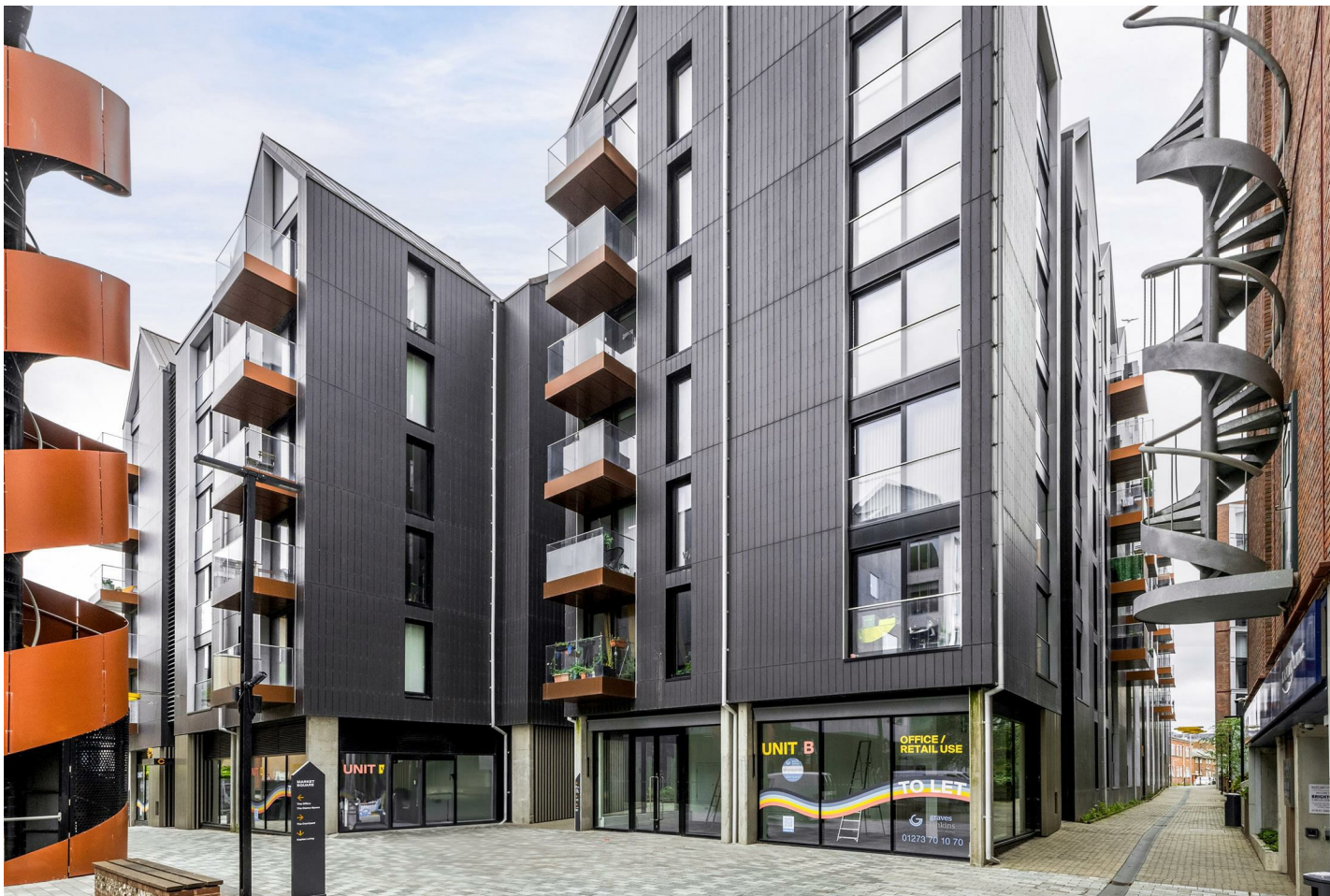




## FLAT 73, THE COURTYARD CIRCUS STREET BRIGHTON, BN2 9AL

£250,000  
LEASEHOLD

Cash Buyers Only. City centre living at its finest! Situated in The Courtyard, Circus Street, a contemporary one bedroom ground floor apartment with gated parking and no onward chain.

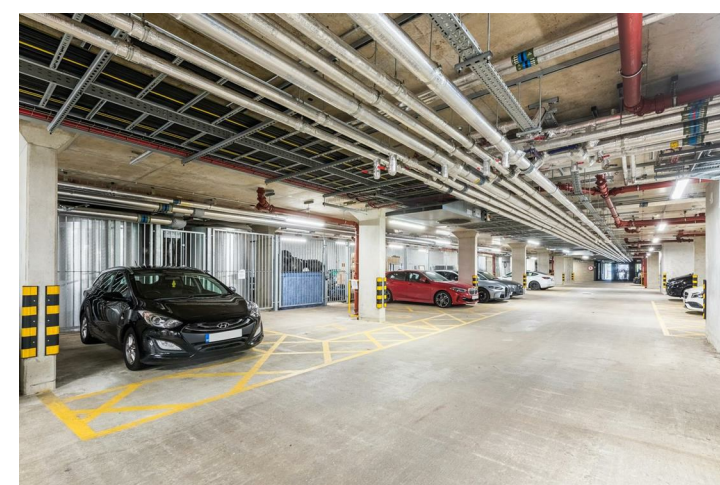
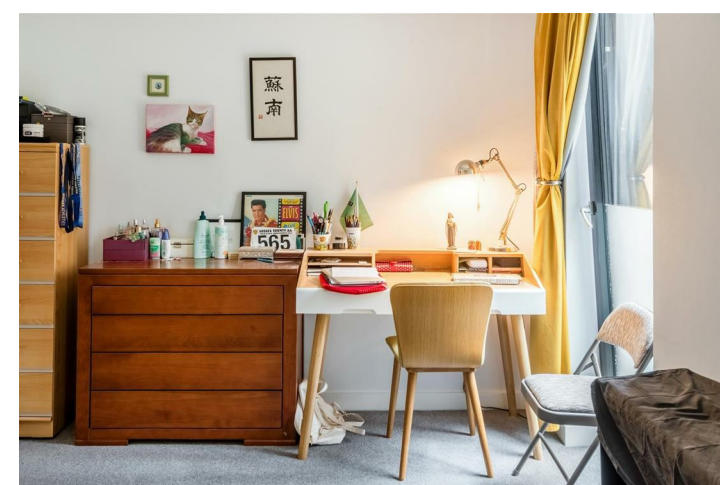
Built in 2018, this generously-sized and smartly-presented apartment is on the ground floor and appears in excellent condition throughout. The property, which is slightly larger than the other one bedroom apartments in the development, has a spacious open plan kitchen living room with integrated appliances and additional Juliette balcony. The apartment features large double bedroom, a simple yet stylish shower room and large hallway/entrance space which the current owners utilise perfectly as home working space. The energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and underfloor heating supplied from a communal hot water system. There is also the added bonus of allocated parking in the secure gated car park onsite and no onward chain.

Circus Street is located in the heart of central Brighton. This superb location benefits from a variety of amenities right on the proverbial doorstep, such as local cafes, boutiques, bars, pubs, high street shopping and entertainment facilities. Brighton Dome, Brighton Komedia, Churchill Square Shopping Centre, Brighton Seafront & Brighton Palace Pier, Brighton Mainline Railway Station, Waitrose supermarket, Sainsbury's supermarket, Theatre Royal.

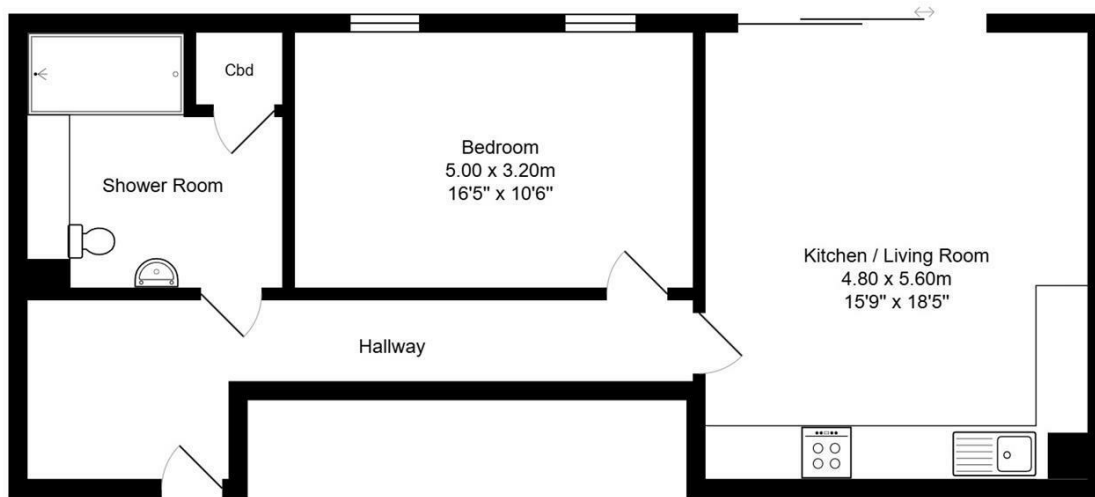
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







The Courtyard, Circus Street, Brighton, BN2 9AL  
 Total Area: 67.3 m<sup>2</sup> ... 724 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            | <b>85</b>                                                                                                   |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**Nicholas  
 James**

SALES LETTINGS AUCTIONS