



## Princes Street, Brighton



Offers In Excess Of  
£650,000  
Leasehold

- TWO BEDROOM FIRST FLOOR FLAT
- HISTORIC GRADE II LISTED BUILDING
- CLOSE PROXIMITY TO BRIGHTON MAINLINE STATION
- ALLOCATED PARKING BEHIND ELECTRIC GATES
- CENTRAL BRIGHTON LOCATION
- SHORT ONWARD CHAIN

Set within the heart of Brighton with views of the Pavilion, The Old Court House is a striking and characterful Grade II listed building that effortlessly blends period charm with contemporary fittings. Positioned where Kempdown meets the Old Steine, this landmark building enjoys an enviable central location within easy walking distance of the seafront, the Lanes, and Brighton's vibrant cultural, retail, and dining scene.

Behind its impressive façade, The Old Court House offers generously proportioned accommodation with high ceilings, elegant architectural details, and a strong sense of heritage throughout. Modern double glazing on the large windows provides plenty of light whilst maintaining a surprisingly quiet setting for such a central location. The accommodation offers a large sitting/dining room, separate kitchen, two large double bedrooms, and a spacious bathroom.

The location is truly exceptional, with Brighton Train Station just 15 minutes' walk away, providing convenient access to Gatwick and London. The nearby Old Steine bus exchange offers quick and easy access to all parts of Brighton and the surrounding areas. The flat includes a designated parking space accessed through a coded gate, providing valuable off-street parking. The Old Court House represents a compelling blend of history, prominence, and future potential in the very heart of the city.

**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Sitting / Dining Room 21'7 x 19'4 (6.58m x 5.89m)

Kitchen 13'11 x 9'10 (4.24m x 3.00m)

Bedroom One 13'10 x 12'1 (4.22m x 3.68m)

Bedroom Two 12'2 x 12'1 (3.71m x 3.68m)

### Bathroom

### Agents Notes

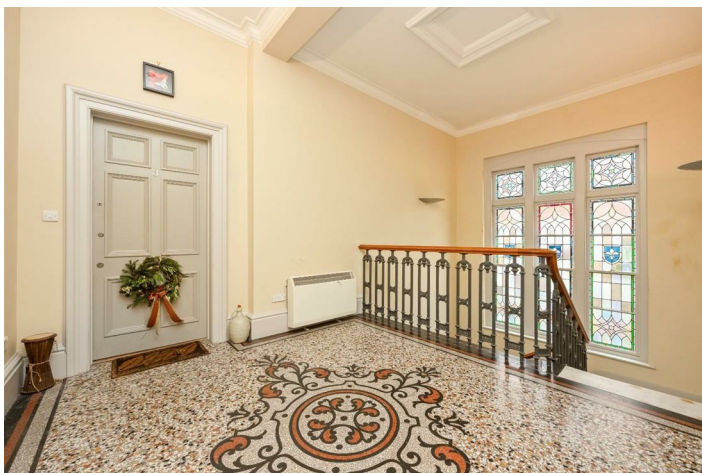
Tenure: Leasehold Approx 99 years Remaining

Service Charge: £3000 P/A

EPC Rating: TBC

Council Tax Band: D





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Prince Street



Approximate Gross Internal Area = 104.65 sq m / 1126.44 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.