



The Furlong, Brighton, BN2 4GX
Shared Ownership £152,500

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Discover this modern one bedroom apartment in Brighton offering contemporary living. Features include a private balcony, secure bike storage, and access to a communal garden. Excellent transport links and also available via Shared Ownership.

An exceptional opportunity to acquire a stylish and contemporary one-bedroom apartment, forming part of a recently built development in the vibrant city of Brighton. This property, available for sale, offers approximately 542 sq ft (50 sq m) of meticulously planned living space, designed to cater to modern lifestyles.

Upon entering, residents are greeted by a well-appointed interior that maximises both comfort and functionality. The apartment boasts a spacious reception room, perfect for relaxation and entertaining, which seamlessly connects to the private balcony. This outdoor space provides a delightful area for enjoying the fresh air and creating an ideal spot for morning coffee or evening unwinding.

The modern kitchen is thoughtfully integrated, featuring contemporary fittings and ample storage, making meal preparation a pleasure. The generously sized bedroom provides a tranquil retreat, complemented by a well-appointed bathroom that reflects the property's overall commitment to quality and design.

One of the significant advantages of this apartment is the peace of mind offered by the remainder of its NHBC guarantee, ensuring confidence in the property's construction and longevity. For those with an active lifestyle, secure bike storage is a valuable inclusion, promoting sustainable travel and convenience.

The development itself benefits from a secure communal garden, a fantastic amenity for all residents, particularly families, as it includes dedicated children's play equipment. This provides a safe and enjoyable outdoor environment right on your doorstep.

Location is key, and this apartment excels in this regard. Residents will benefit from excellent local transport links nearby, providing easy access to Brighton's city centre, its famous seafront, and beyond. Whether commuting for work or exploring the local amenities, connectivity is superb.

Furthermore, this attractive property is also available via Shared Ownership, presenting a flexible and accessible pathway to homeownership for eligible buyers. This option makes a modern, well-located property more attainable, broadening its appeal to a wider range of purchasers.

This apartment represents an ideal purchase for first-time buyers, young professionals, or investors seeking a high-quality, low-maintenance home in a desirable Brighton location. With its contemporary design, practical features, and excellent communal facilities.

SHARED OWNERSHIP

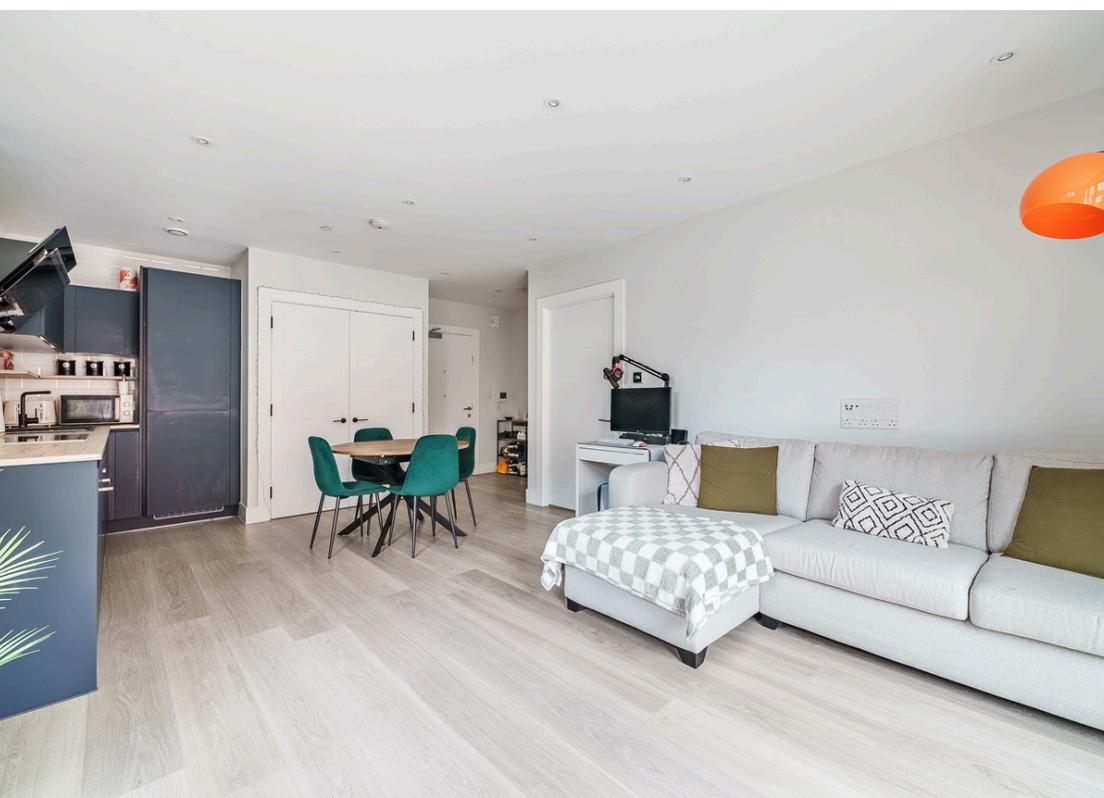
Percentage share- 50% with opportunity to staircase to 100%

Full Market Value- £305,000

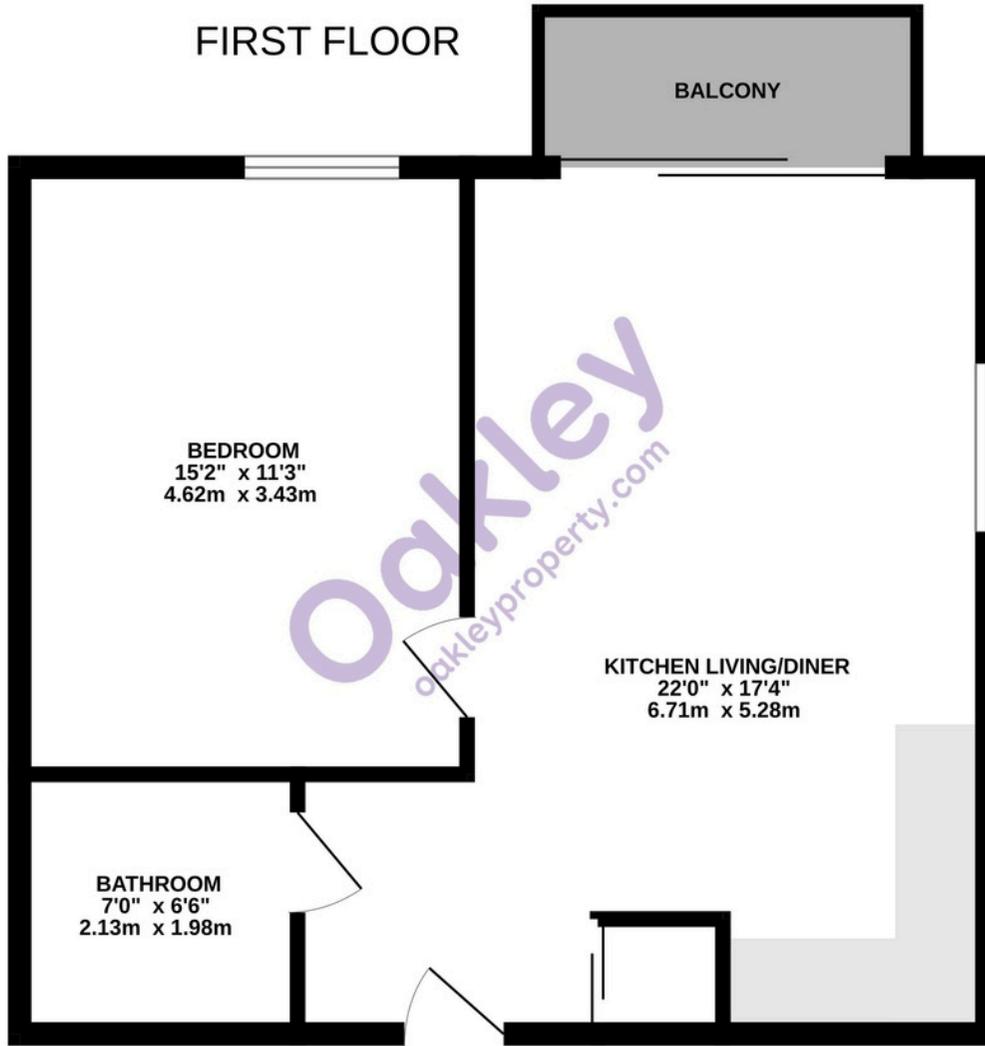
*Monthly Rent- £391.32

*Monthly Service Charge- £205.10

*These figures are a guide only. You must obtain advice from a qualified advisor.



FIRST FLOOR



TOTAL FLOOR AREA : 543sq.ft. (50.4 sq.m.) approx.
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Agents Notes

Tenure Leasehold
127 Years Remaining On The Lease
Service Charge Approx £2,461 Per Annum
Rent Approx £391.32
Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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