



Guide Price
£240,000
Leasehold

New England Road, Brighton

- A WELL PRESENTED ONE BEDROOM GARDEN FLAT
- MOMENTS FROM BRIGHTON STATION & THE NORTH LAINES
- 108 YEAR LEASE
- DELIGHTFUL LANDSCAPED REAR GARDEN
- HIGHLY SOUGHT AFTER CENTRAL BRIGHTON LOCATION
- IDEAL FIRST TIME BUY
- MOMENTS FROM 7 DIALS WITH ITS ARRAY OF AMENITIES

GUIDE PRICE ***£240,000 - £260,000***

Robert Luff & Co are delighted to bring to market this spacious one bedroom garden flat, located within walking distance to Brighton mainline station. New England Road is ideally situated in this highly sought after 7-Dials location, with Brighton Station only minutes away. With local shops, pubs, bakers and the city centre within walking distance, this property is ideal for first time buyers or investment buyers alike. Other benefits include; own street entrance, large rear private garden and 108 years remaining on the lease.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Kitchen 14'5 x 8'7 (4.39m x 2.62m)

Lounge/Diner 13'2" x 11'10" (4.02 x 3.62)

Bedroom 12'6 x 11'11 (3.81m x 3.63m)

Bathroom

Agents Notes

Tenure: Leasehold Approx 108 Years remaining

Service Charge: £600 Per Annum

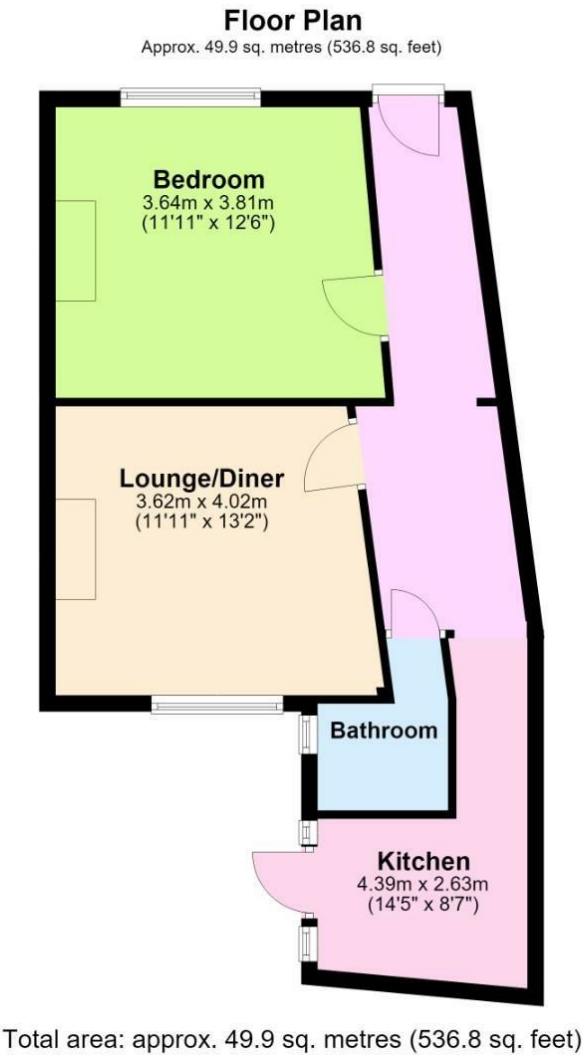
EPC Rating: C

Council Tax Band: A



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Total area: approx. 49.9 sq. metres (536.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.