





Offers in the region of £275,000

TENURE : SHARE OF FREEHOLD

Grafton Street, BN1

Bedrooms : 1 **Bathrooms : 1** **Reception Rooms : 1**

Raise Ground Floor Flat
24ft Lounge
Share of Freehold
Close To Amenities
999 Year Lease
Good Transport Near By

Port Hall Estates
2 Port Hall Road, Brighton, BN1 5PD
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Summary

Northumberland Court occupies a prominent location on Brighton Seafront, situated between Grafton Street and Wyndham Street in the popular Kemp Town area of the City, being readily accessible to local shops, café bars and restaurants in both St Georges Road and St James's Street, the Royal Sussex County Hospital, Brighton College, Brighton Marina Village and many tourist attraction including Brighton Palace Pier, Sea Life Centre, the famous Lanes, Theatre Royal and Brighton Centre are also within easy access, as are bus services to all parts of the City and along the coast.

Northumberland Court comprises twenty four self-contained flats arranged over three adjoining properties, Listed Grade II and designed by Busby and Wilds, enjoying a communal front garden and rear courtyard.

This flat is situated on the raised ground at the rear approached via a communal entrance hall from Grafton Street and comprises a 24ft lounge with dining recess, kitchen, double bedroom, modern bathroom and enjoys features of the period including period fireplace surrounds, ceiling cornices and decorative windows with shuttering, has recently installed gas communal heating and is arranged more particularly as follows:

Lease is approximately 999 years from 2014

No ground rent

Share of freehold

Current Service Charge is approximately £389 per quarter.

ENTRANCE HALL:
Radiator, wooden flooring, cupboard housing Glow Worm wall mounted gas fired central heating boiler, hot water tank with immersion heater, fuse box, door entry phone.

KITCHEN: *12'3 x 5'*
Space for cooker with extractor hood above, 1½ bowl sink unit with period style mixer tap, work surface with space for washing machine under, vertical towel rail, shelving and space for an American style fridge and freezer.

BATHROOM:
White suite comprising shower bath with screen and with period style mixer tap with rain head shower, vertical towel rail, low-level WC, pedestal wash basin, window, part tiling to walls, inset ceiling down lighters.

SITTING ROOM: *23'9 x 11'9 plus recess*
Period style fireplace surround with marble effect inset and hearth, mirrored over mantle, two radiators, three attractive window frames with shuttering, shelving, small storage cupboard, through to:

BEDROOM: *12'6 x 10'3*
Window seat, radiator, ceiling cornice, recessed wardrobe cupboard, low-level shelving and storage space overlooking communal courtyard.

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