



## Flat C, 11 College Terrace

Brighton, BN2 0EE

### Offers In The Region Of £425,000

A beautifully presented THREE BEDROOM MAISONNETTE with far-reaching SOUTHERLY VIEWS across Brighton College grounds TOWARDS THE CITY AND SEA, ideally positioned moments from Kempton Village.

Accessed via a newly decorated communal hallway, stairs lead to the first floor where the private front door opens onto a small landing. From here, stairs rise to a half landing hosting a newly installed contemporary bathroom, fitted with a modern white suite comprising enclosed bath with shower over, WC, basin with illuminated mirror, and a pair of windows providing excellent natural light.

The second floor features a stunning and generous lounge/dining room positioned at the front of the property. A pair of sash windows capture elevated southerly views across Brighton College and out towards the sea, creating a bright and inviting living space. To the rear sits a newly fitted kitchen / breakfast room, equipped with ample work surfaces, inset sink, extensive cupboard and drawer storage, and a full range of Bosch appliances including ceramic hob, extractor, fan oven, fridge/freezer, dishwasher and washing machine. A sash window enjoys attractive rooftop vistas, while a cast-iron fireplace adds character beside space for a breakfast table.

Further stairs rise to a half landing where a useful loft/storage area houses a newly installed Worcester boiler. The top floor offers three well-proportioned bedrooms and access to additional roof space, complemented by a newly fitted shower room/WC.

- Vacant Newly Modernised Three Bedroom Maisonette
- Newly Fitted Kitchen/ Breakfast Room with Bosch Integrated Appliances
- Newly Installed Contemporary Bathroom/WC
- Newly Installed Shower Room/WC
- New Worcester Boiler and Central Heating System
- Newly Rewired
- New 999 year Lease
- Epc Rating C Council Tax Band C
- No chain

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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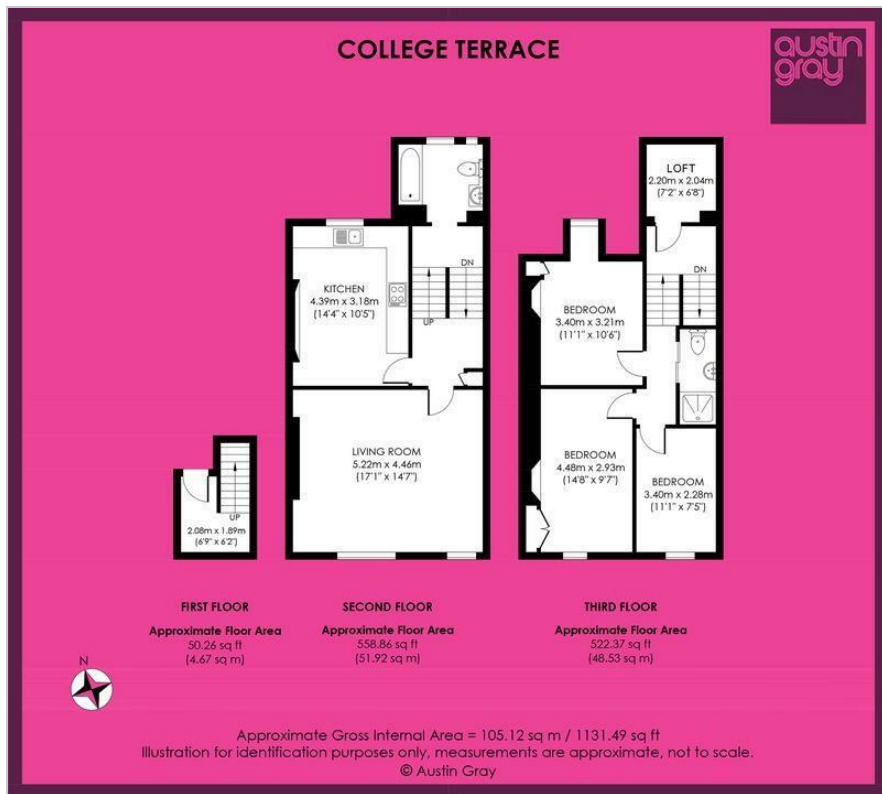


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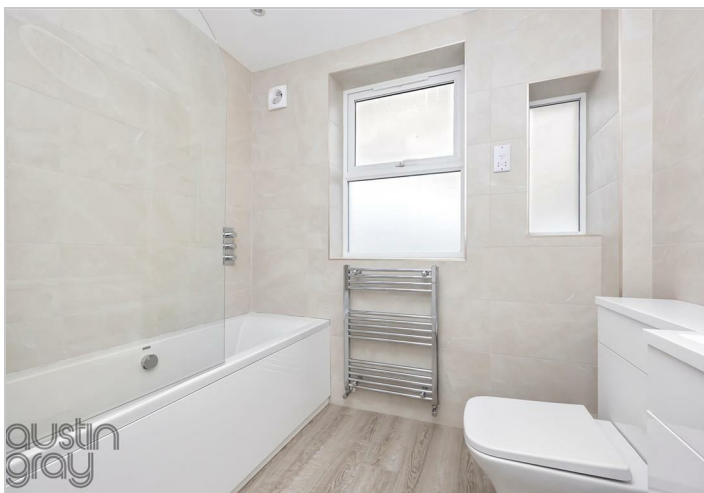
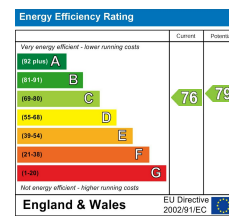
## Floor Plan



## Area Map



## Energy Efficiency Graph



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