



Temple Heights, Windlesham Road, Brighton, BN1 3AY
Guide Price £575,000

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A bright and airy two-bedroom, two-bathroom top-floor apartment in a period conversion, offering open-plan living, secure parking, and a share of freehold.

Forming part of the attractive Grade II listed Temple Heights building in Windlesham Road, Brighton, this exceptional two-bedroom, two-bathroom top-floor apartment presents a rare opportunity to acquire a substantial residence within an attractive period conversion. Boasting an impressive 958 square feet of meticulously designed living space, this property combines contemporary comfort with classic architectural charm, all offered with a desirable share of freehold and no onward chain.

Upon entering, you are immediately struck by the bright and airy ambiance that permeates the apartment. The heart of this home is undoubtedly the double aspect open-plan living space, a truly versatile area perfect for both relaxation and entertaining. Large windows flood the room with natural light, creating an inviting atmosphere, while offering delightful views. The fitted kitchen, seamlessly integrated into this open-plan design, is both stylish and highly functional, equipped with modern appliances and ample storage, making it a joy for any aspiring chef.

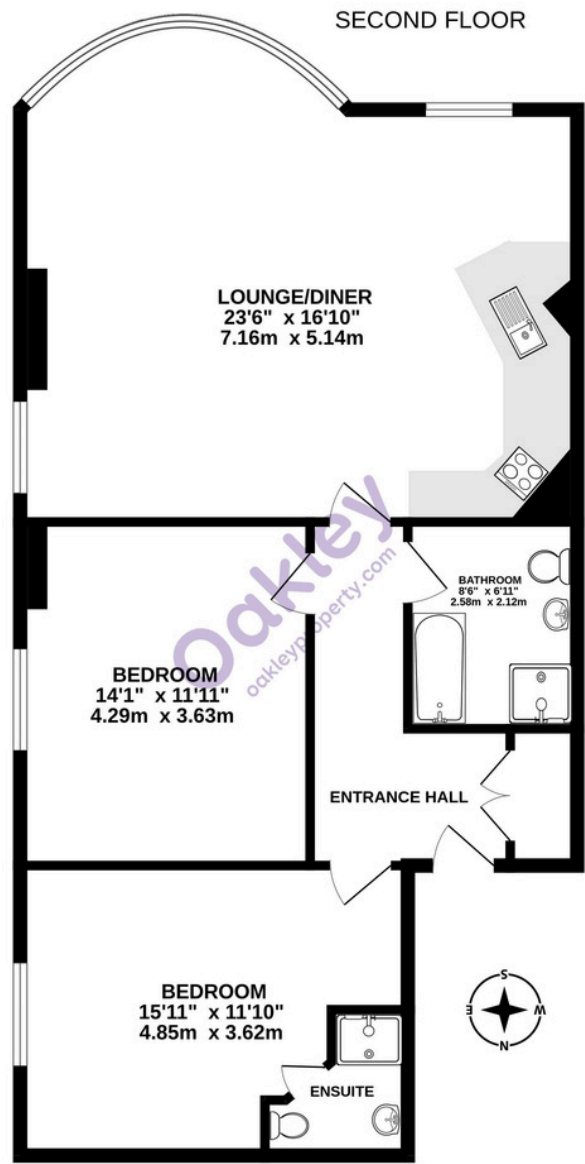
This apartment features two generously proportioned double bedrooms, each offering a peaceful retreat. The master bedroom benefits from a private en-suite shower room, providing a touch of luxury and convenience.

A separate, well-appointed main bathroom serves the second bedroom and guests, ensuring comfort and practicality for all residents. Both bathrooms are finished to a high standard, reflecting the overall quality of the property.

One of the most significant advantages of this apartment is the secure allocated parking space, a highly coveted feature in Brighton, offering peace of mind and convenience. Residents also benefit from access to a communal terrace, an ideal spot for enjoying the outdoors, perhaps with a morning coffee or an evening drink, whilst soaking in the vibrant atmosphere of the area.

The property's location is second to none, offering excellent access to Brighton's eclectic mix of independent shops, renowned restaurants, and vibrant cultural attractions. The seafront is just a short stroll away, providing endless opportunities for leisurely walks and enjoying the iconic Brighton beach. Excellent transport links, including Brighton mainline station, are also within easy reach, making this an ideal home for commuters and those wishing to explore the wider Sussex area.





TOTAL FLOOR AREA : 955sq.ft. (88.7 sq.m.) approx.
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Agents Notes

Tenure Share of Freehold
102 Year Lease Remaining
Service Charge Approx £5,300 Per Annum
Ground Rent N/A
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	64 D
39-54	E		
21-38	F		
1-20	G		



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