



2



1



2



B



Description

Robert Luff & Co are delighted to offer this incredibly spacious and beautifully presented first floor apartment forming part of this prestigious seafront development. The property, which benefits from superb sea & beachfront views, comprises: Entrance hall, impressive South facing lounge/dining room, re-fitted kitchen with integrated appliances, primary bedroom with en-suite bathroom, further double bedroom and shower room. Further benefits include a passenger lift, long lease and private garage. NO ONWARD CHAIN!!



Key Features

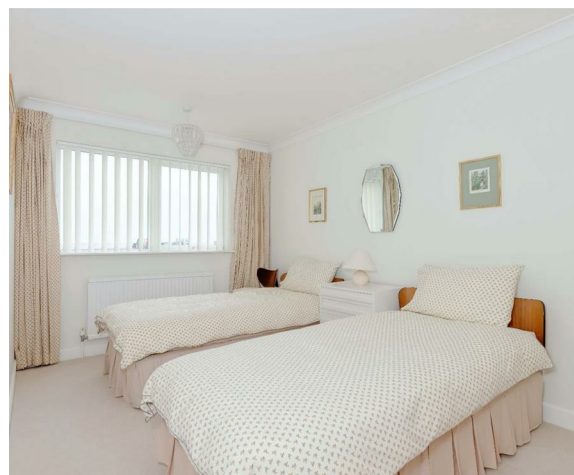
- Seafront Apartment
- Primary Bedroom With En-Suite Bathroom
- Shower Room
- Superb Views
- EPC: B
- Beautifully Presented Throughout
- Further Double Bedroom
- Contemporary Fully Fitted Kitchen
- Private Garage
- Council Tax Band: C



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Communal Entrance Hall
Stairs and passenger lift to first floor.

Personal Front Door

Entrance Hall

Lounge/Diner
8.13m narrowing to 5.49m x 3.96m (26'8" narrowing to 18' x 13')

Fitted Kitchen
2.57m x 2.46m (8'5" x 8'1")

Bedroom One
4.42m x 3.28m (14'6" x 10'9")

En-Suite Bathroom

Bedroom Two
4.32m x 2.59m (14'2" x 8'6")

Shower Room

Outside

Communal Gardens

Garage
5.28m x 2.51m (17'4" x 8'3")

Lease & Outgoings
Our client has advised us of the following:
Lease: 146 Years Remaining
Service Charge: Paid in advance -
30th June 2025 £1,311.93, 31st
December 2025 £1,439.96



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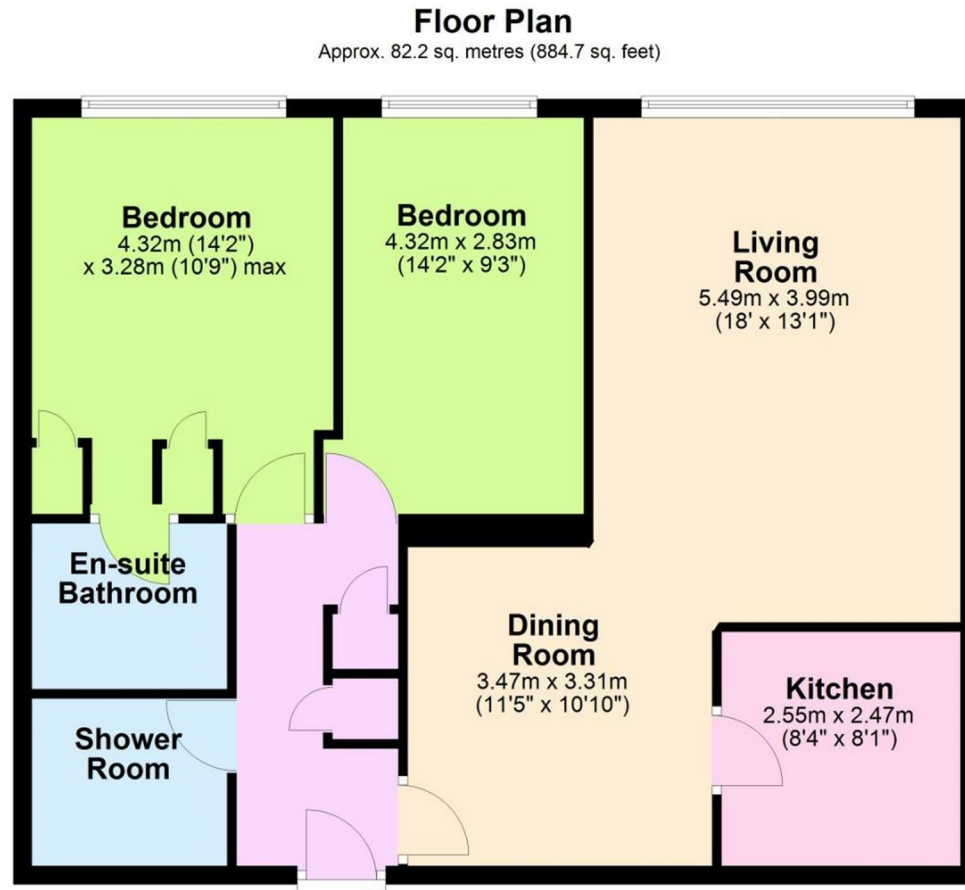


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Floor Plan Brighton Road



Total area: approx. 82.2 sq. metres (884.7 sq. feet)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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.

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