

18 Oriental Place

Brighton BN1 2LJ

Asking Price Of £200,000

- DOUBLE BEDROOM
- MODERN SHOWER ROOM
- KITCHEN
- LIVING ROOM
- CENTRAL LOCATION
- NO ONWARD CHAIN
- PRESENTED IN GOOD ORDER
- SHARE OF FREEHOLD

Situated in a central and highly convenient location, this well-presented ground floor apartment is ideally positioned within just a few minutes' walk of Brighton seafront and the vibrant city centre.

The accommodation comprises a good size double bedroom, modern shower room and contemporary fitted kitchen which opens onto the living room, creating a practical and sociable living space.

With an excellent range of shops, cafés, restaurants and transport links all within easy reach, the property would make an ideal first time purchase, investment or city base.

Offered for sale with no onward chain and being sold with a share in the freehold.

KITCHEN Incorporating sink unit with mixer tap, adjacent laminate worksurface with cupboards and drawers under, three eye level wall cupboards, ceramic hob with electric oven, integrated fridge/freezer and washing machine.

LIVING ROOM Two sash windows, radiator, coving.

BEDROOM Fitted wardrobes, UPVC window, casement window, radiator.

SHOWER ROOM Comprising walk in shower, sink with drawer under, low level w.c, tiled floor, part tiled walls, radiator.

OUTGOINGS

Share of Freehold

157 year Lease

Maintenance £934.50 per half year this includes a reserve fund payment.

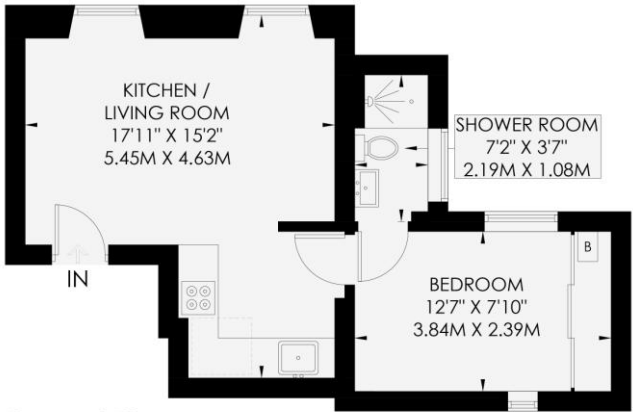
Council Tax Band A (taken from www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

ORIENTAL PLACE

HOVE

APPROXIMATE GROSS INTERNAL AREA
32.9 sq m / 354 sq ft
INCLUDING LIMITED USE AREA OF
0.8 sq m / 8 sq ft



Ground Floor
32.9 sq m / 354 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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