



Guide Price
£325,000
Leasehold

Belvedere Terrace, Brighton

- A BEAUTIFULLY PRESENTED TWO • PRIVATE COURTYARD
BEDROOM APARTMENT
- HIGHLY SOUGHT AFTER CENTRAL • MODERN DECOR THROUGHOUT
BRIGHTON LOCATION
- CLOSE PROXIMITY TO BRIGHTON • IDEAL FIRST TIME BUY
STATION & WESTERN ROAD
- LONG LEASE

*** GUIDE PRICE £325,000 - £350,000 ***

Robert Luff & Co are delighted to offer to market this beautifully presented central Brighton apartment that has easy access to everything that this highly popular and desirable city has to offer. Located on Belvedere Terrace this apartment benefits from being just a short walk from Hove & Brighton mainline stations with its direct links to London, Seven Dials and Western Road with its variety of bars, restaurants, cafes and local independent shops. Also within close proximity you will find St Ann's Well Park and Brighton Seafront.

This spacious apartment occupies the lower ground floor of this period building. The generous accommodation features: Entrance hall, Open plan kitchen/living room, two bedrooms, modern fitted bathroom, utility area and rear courtyard.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Utility Area

Kitchen/Living/Diner 20'4 x 14'1 (6.20m x 4.29m)

Bedroom One 14'9 x 11'2 (4.50m x 3.40m)

Bedroom Two 10'1 x 6'4 (3.07m x 1.93m)

Bathroom

Courtyard 11'2 x 10'1 (3.40m x 3.07m)

Agents Notes

120 Years Remaining on the lease

Service charge - £1608.20 PA

Ground rent - £250.00 PA

EPC: C

Council Tax: B

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.