



Asking Price £120,000

TENURE : LEASEHOLD

Belbourne Court, BRIGHTON, BN1 1TT

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 0

**Ground-Floor Retirement Flat
Residents Lounge**

**1 Bedroom
Roof Terrace**

**1 Bathroom
First Come First Serve
Parking**

Port Hall Estates
2 Port Hall Road, Brighton, BN1 5PD
Infoteam@porthallestates.co.uk | 01273 559846
Website: www.porthallestates.co.uk



Summary

Belbourne Court is a modern development (1986) of 46 one bedroom self-contained flats for residents from the age of 60.

Situated at the upper end of North Road, readily accessible to the North Laine, a vibrant area of individual shops, restaurants and café bars, Brighton mainline railway station, the Western Road shopping thoroughfare including Churchill Square shopping mall, the Seafront and numerous bus services.

Flat 8 is arranged on the ground floor to the rear of the building overlooking Tichborne Street and enjoys use of the communal facilities including residents lounge and kitchenette, laundry room, roof terrace, guest suite and limited residents parking.

The flat is in a clean, tidy and presentable condition with newly fitted carpets, has electric heating, uPVC double glazed windows and is arranged more particularly as follows:

ENTRANCE HALL:

Carpeted, utility cupboard housing and Ariston water heater, fuse box and storage space, door entry phone and alarm cord system.

LOUNGE: 15' x 9'9

Wall mounted electric heater, uPVC double-glazed windows overlooking Tichborne Street, Marble fireplace backing and cord pull system.

KITCHEN: 7'9 x 6'9

Range of white wall and floor unit incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, Zanussi cooker, under counter Lec fridge, Electrolux freezer, stainless steel canopied extractor hood, part tiling to walls.

SHOWER ROOM:

Fully tiled shower cubicle with Mira mixer valve, wash hand basin, low-level WC, electric heated towel rail, extractor fan, mirror fronted medicine cabinet.

BEDROOM: 14'3 x 8'9

Wall mounted electric heater, uPVC double-glazed windows, recessed wardrobe cupboard with hanging shelved storage space.

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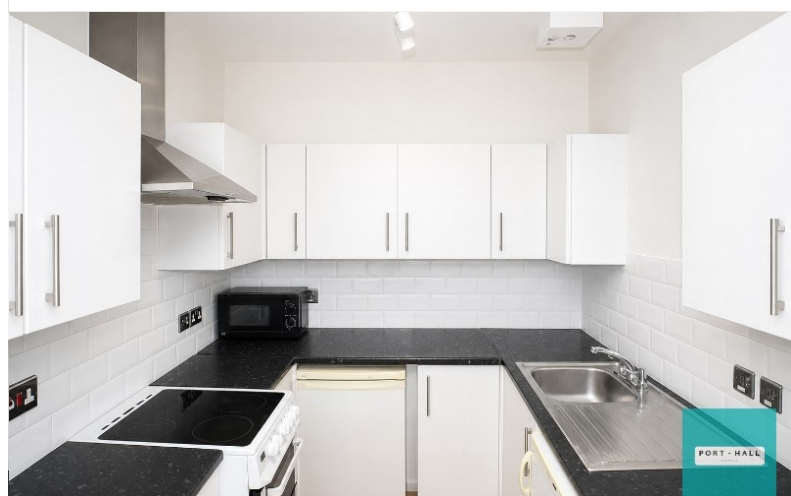
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