



## Belvedere Terrace, Brighton

Guide Price  
£325,000  
Leasehold

- 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

28 Blatchington Road, Hove, East Sussex, BN3 3YU

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## Floor Plan

Approx. 73.5 sq. metres (791.2 sq. feet)



Total area: approx. 73.5 sq. metres (791.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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