

35 Brighton Belle
2 Stroudley Road
Brighton
BN1 4ZB



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS

35 Brighton Belle

£265,000

Situated adjacent to Brighton Station, in the heart of the New England Quarter and surrounded by the Brighton Lanes and parks, this is a rare opportunity to acquire a 1 bedroom modern LEASEHOLD apartment.

Viewings strictly by appointment only 01273 735237 or tearnsales@callaways.co.uk

Communal Hall

Communal hall with lifts and stairs to all floors and communal roof terrace. Private Post boxes are also located here.

Entrance Hall

Entrance hall with wooden floors leads to doors to all rooms and contains a store cupboard.

Hot water is supplied to all flats from a central biomass boiler managed by the Building Management Team.

Xpelair is an energy saving heat recovery ventilation system (MVHR) with heating. The heating system can also be used to pump just fresh air into the apartment.

Open Plan Sitting Room/Kitchen

Triple glazed window to the side, triple glazed doors to Juliette balcony, four wall lights, wooden flooring to sitting area, tiled flooring to kitchen, range of wall and base level units, work surfaces with splash backs, one and a quarter bowl stainless steel sink and drainer with mixer tap, electric oven, four ring hob, extractor hood, washer dryer, fridge/freezer. Also with various power points and TV points throughout the room.

Bedroom

Double bedroom, triple glazed window, wooden flooring, with large built-in wardrobe.

Bathroom

Panel bath with mixer tap and shower attachment, work surface, inset wash hand basin with mixer tap, low level WC with concealed cistern, part tiled walls, tiled floor, ceiling spotlights, heated towel rail.

Roof Garden

Communal roof garden with seating areas and views over Brighton.

Other Information

The apartment has a long lease remaining, with the further advantage of all supporting documents relating to EWS being readily available, including a Landlord Certificate for removal of Liability for any historic defects under the Buildings Safety Act. This assures the ability of sourcing mortgage products, unlike many other structures of this age and style.

Currently occupied under an AST tenancy, which ends on 3 March 2025, at a rent of £1,400.00 per calendar month.

Local Authority

Brighton and Hove

Council Tax Band B

EPC Rating C

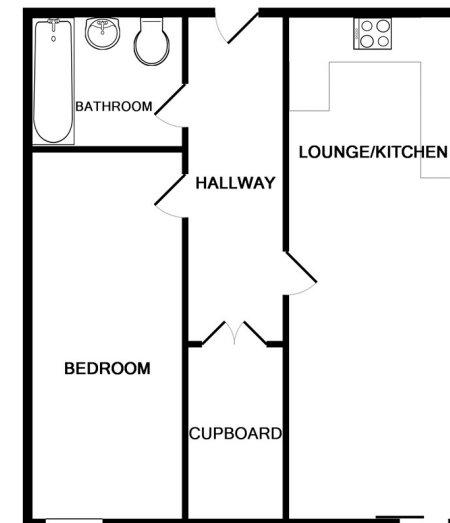


Contact

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www.callawaysestateagents.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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