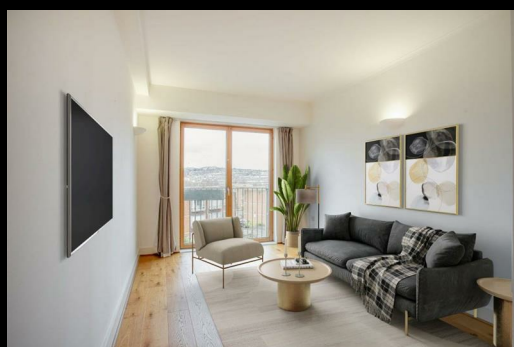


Brighton Belle 2 Stroudley
Road
Brighton
BN1 4ZB



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



Brighton Belle 2 Stroudley Road

£240,000 Leasehold

Ideally located next to Brighton Station, in the vibrant heart of the New England Quarter, and just moments from the charming Brighton Lanes and scenic parks, this is a rare opportunity to acquire a stylish 1-bedroom modern leasehold apartment.

Communal Hall

The building features a communal hall with both lifts and stairs providing access to all floors, along with a shared roof terrace. Private post boxes are also conveniently located in this area.

Entrance Hall

The entrance hall, featuring elegant wooden floors, provides access to all rooms and includes a convenient storage cupboard.

Hot water is supplied to all apartments via a central biomass boiler, managed by the Building Management Team. The property also benefits from an Xpelair energy-saving heat recovery ventilation system (MVHR), which provides both heating and the option to pump fresh air into the apartment.

Open Plan Sitting Room/Kitchen

The room features a triple-glazed window to the side and triple-glazed doors leading to a Juliet balcony. The sitting area is fitted with wooden flooring, while the kitchen boasts stylish tiled flooring. The kitchen is equipped with a range of wall and base-level units, work surfaces with splashbacks, a one and a quarter bowl stainless steel sink with a mixer tap, an electric oven, a four-ring hob, an extractor hood, washer/dryer, and a fridge/freezer. The room also benefits from various power points and TV points throughout.

Bedroom

A spacious double bedroom featuring a triple-glazed window, wooden flooring, and a large built-in wardrobe.

Bathroom

The bathroom features a panel bath with a mixer tap and shower attachment, a work surface, and an inset wash hand basin with a mixer tap. Additionally, there is a low-level WC with a concealed cistern, part-tiled walls, a tiled floor, ceiling spotlights, and a heated towel rail.

Roof Garden

A communal roof garden with seating areas, offering stunning views over Brighton.

Other Information

The apartment benefits from a long lease and comes with the added advantage of readily available supporting documents related to the EWS1, confirming the removal of liability for any historic defects under the Building Safety Act. This ensures the ability to secure mortgage products, unlike many other properties of this age and style.

Lease length: 125 Years, 111 years remaining

Service Charge: £2,743 pa

Ground Rent: £250.00 pa

Offered with no chain.

* Some images have been virtually staged for illustrative purposes.

In 2023, the electrical consumer unit (fuse box) was replaced to comply with the latest safety regulations. EICR and PAT reports are available. The electricity provider is Switch 2 Energy Limited.

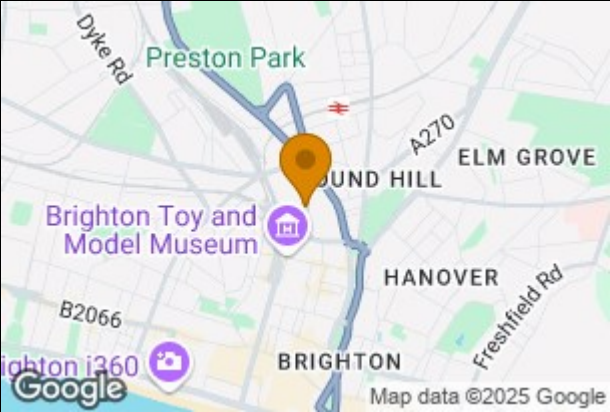
Managing Agent: SHW (Stiles Harold Williams)

Please note, no pets are allowed due to Head Lease terms.

Local Authority
Brighton and Hove

Council Tax Band
B

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

35 Brighton Belle

Approximate Gross Internal Area
45.8 sq m / 493 sq ft

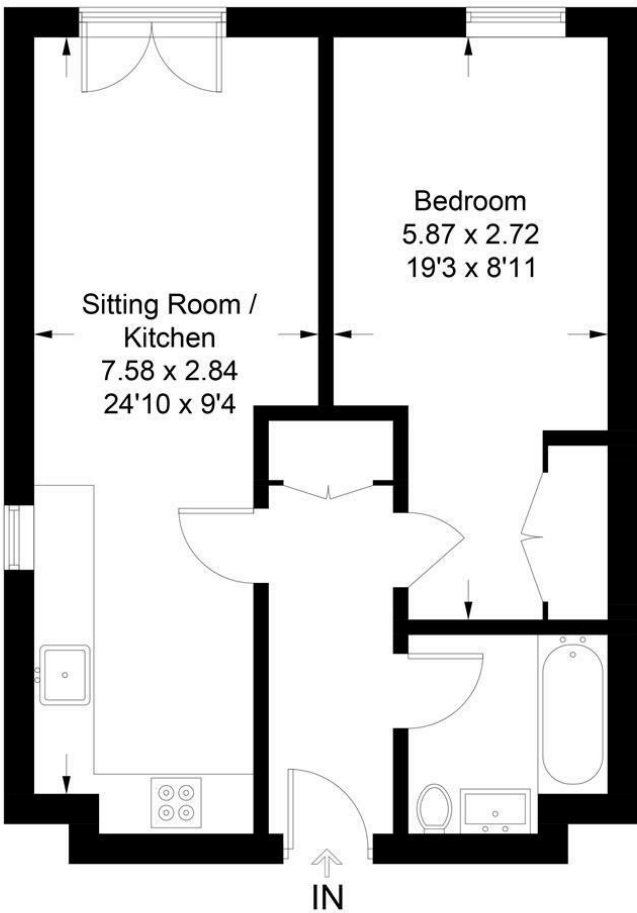


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180890)

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