

94 Brighton Belle  
2 Stroudley Road  
Brighton  
BN1 4ZD



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS



# 94 Brighton Belle

## £190,000 Leasehold

### Communal Entrance Hall

A communal entrance hall with security door entry system leading to lobby and entrance hall. with door to the stairs and two passenger lifts to all floors.

### Entrance Hall

Doors to all rooms.

### Living Area

Open plan living space. Dual aspect with floor to ceiling triple glazed window further triple glazed window to the side, wooden flooring and TV aerial point.

### Kitchen Area

Range of wall and base level units, work surfaces, one and a quarter stainless steel sink and drainer with mixer tap, electric oven, four ring electric hob with extractor over, fridge/freezer, washing machine, tiled floor.

### Bedroom

Triple glazed window, multiple power points

### Bathroom

White suite comprising bath with mixer tap and shower attachment and shower screen, inset wash hand basin and mixer tap, low level WC with concealed cistern, mirror fronted medicine cabinet, ceiling spotlights, part tiled walls and tiled floor, heated towel rail, extractor.

### Communal Roof Terrace

Communal roof terrace with views over East Brighton and to the sea.

### ADDITIONAL INFORMATION

EPC Rating: C (Valid until 6 August 2029)

Council Tax Band: B

Local Authority: Brighton & Hove City Council

This apartment benefits from a long lease and the added advantage of readily available supporting documentation relating to the EWS1 form. This significantly improves mortgage ability, which is often a challenge for similar properties of this age and construction.

Lease Length: 125 years

Years remaining: 103 approx.

Service Charge: £1,350 every six months (£2,700.00 pa)

Ground Rent: £250.00 pa

The property is currently tenanted on a periodic tenancy, generating a rental income of £1,550.00 per calendar month, which includes heating, hot water, and electricity.

Electrical Safety: Valid EICR and PAT reports are available

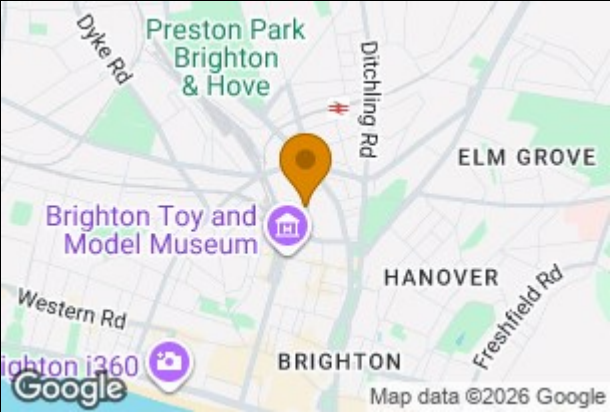
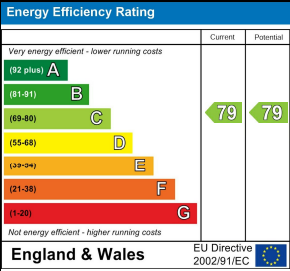
Electricity Provider: Switch2 Energy Limited

Managing Agent: SHW (Stiles Harold Williams)

Please note: Pets are not permitted under the terms of the head lease.

Local Authority  
Brighton & Hove City Council

Council Tax Band  
B



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

Brighton Belle, Brighton, BN1

Approximate Gross Internal Area = 478 sq ft / 44.4 sq m

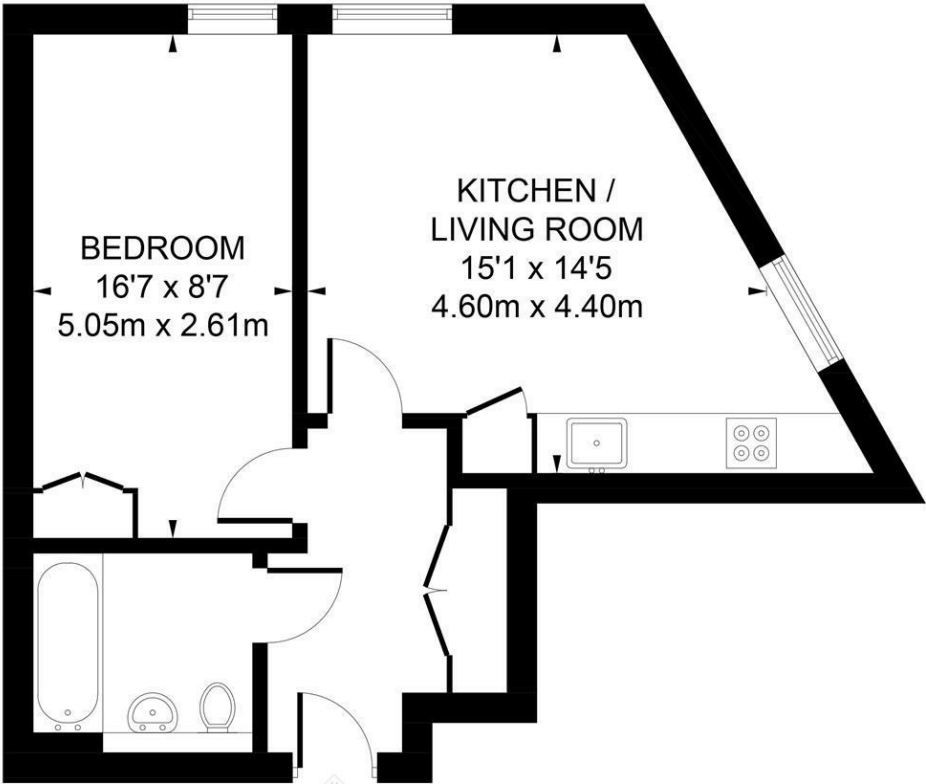


Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapltd.co.uk](http://www.enviromapltd.co.uk) (ID1230712)

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