



- A Superb 6th Floor Purpose Built Apartment In A High Specification Eco Development
- Two Double Bedrooms
- Very Well Presented Throughout With High Speed Broadband
- Private Balcony With Stunning Views

Stroudley Road, Brighton, BN1 4ZD

Asking Price Of £375,000

A rare opportunity to acquire a superb purpose-built apartment with two double bedrooms and two bathrooms situated in the extremely popular New England Quarter of Brighton City centre moments from Brighton mainline railway station. A private balcony gives you some spectacular views across the entire City from the race course down to the seafront!



## Property Description

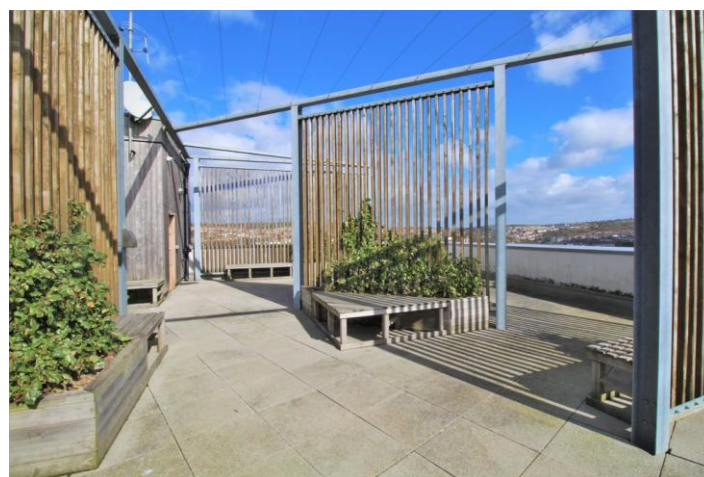
Here we have an immaculately presented purpose-built apartment situated in central Brighton's highly popular "New England Quarter" moments from Brighton mainline railway station and all the fabulous amenities that City centre living offers you. Trendy Seven Dials, our famous seafront, the bohemian North Laine and a wealth of shops, cafes, restaurants, and bars on London Road are all also within a short walk from your front door!

Once inside the apartment, you will be pleased at how peaceful and serene it feels being on the 6th floor of the building. The layout is well planned and flows conventionally with lots of natural light throughout. Accommodation comprises of entrance hall, large family bathroom (the only bathroom in the block with an external window), two double bedrooms with the master benefitting from an en suite shower room, and a fantastic open plan lounge / diner with a modern fitted kitchen area featuring high quality integrated appliances. This room opens onto your large, secluded private balcony where you can make the most of some breath-taking views overlooking the entire City from Brighton racecourse down to the sea!



Brighton Belle is an attractive, modern and very secure block with a memorable triangular design. The communal areas are well maintained and you have a lift service to deliver you to the 6th floor as well as stairs. With no onward chain and zero work needed, this apartment is ready for someone to move straight into and will make an impressive home, buy to let investment or holiday / second property near the sea. You will never be short of things to do living here and you'll be certain of experiencing the full cosmopolitan lifestyle that Brighton is so well known for!





## Accommodation

### SIXTH FLOOR

ENTRANCE HALL

LOUNGE

KITCHEN

BEDROOM ONE

EN SUITE

BEDROOM TWO

BATHROOM

### OUTSIDE

BALCONY

COMMUNAL ROOF  
TERRACE

## Brighton Belle, 2 Stroudley Road, Brighton, BN1 4RZ

Approximate Gross Internal Area = 64.4 sq m / 693 sq ft

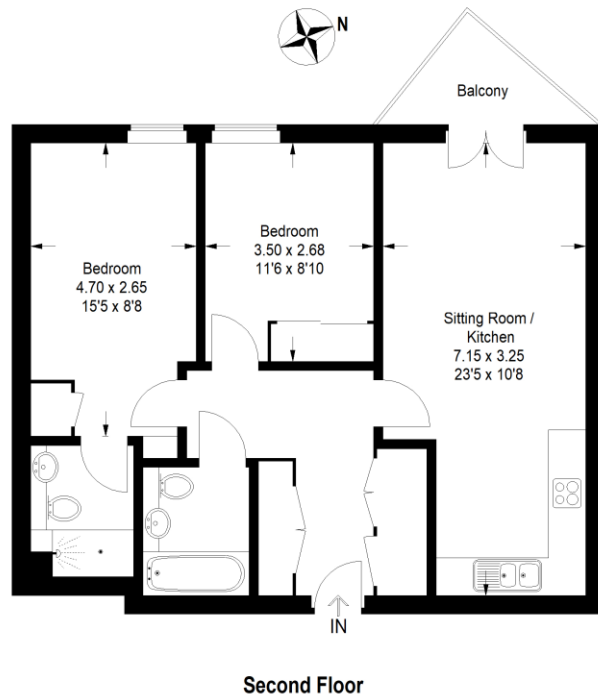


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2021

Picture this...

What a perfect home to come and relax in for the weekend... Everything is literally on your doorstep including a wide range of shops, bars, restaurants and many local attractions.

You can really soak up Brighton's cosmopolitan atmosphere as living here so why not take a short walk down to Brighton's famous seafront when you can enjoy the beautiful views and sunsets this City has to offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

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