

**SOLD STC**



**Brighton, East Sussex**

**1 Bedroom, 1 Bathroom, Flat**

**Asking Price Of £90,000**

  
**MARTIN&CO**



- TOP FLOOR FLAT
- SOUTH FACING ASPECT
- SECURE ENTRY
- NEAR LOCAL SHOPS AND WALK TO BEACH
- SHOWER ROOM
- FITTED KITCHEN
- SPACIOUS LIVING ROOM

Are you looking to retire near Brighton seafront where you are close to cafes, shops and all amenities, then if the answer is YES this is for you. A 1 bedroom flat in a well managed retirement building in the heart of Kemptown village with communal gardens and parking on a first come first serve basis.

The property comprises of communal secure entrance into ground floor with lifts and stairs to top floor flat.

Entrance Hallway with access to all rooms

Living room

Fitted Kitchen

Shower room

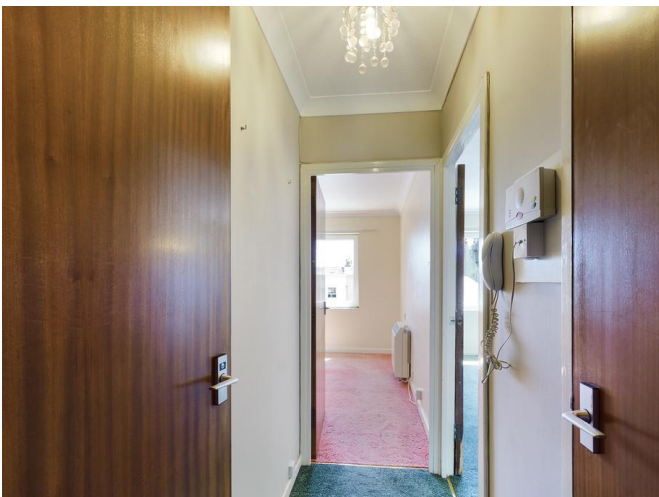
Double Bedroom with fitted wardrobes

The owner has advised us that the Ground rent is £444.74 per year and Service Charge £2,727.68 per year. You should always ask your solicitor verify this figures that the owner supplies. Please note these figures are subject to change in September 2022. 61 Years left on the lease.

Please be aware that the lease can be extended after 2 years of being a resident of the property but you should find out costs when purchasing the property as these are always subject to change.

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Martin & Co Brighton**

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

