



Avalon, Brighton, BN1 2RP
Asking Price £300,000

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A third floor apartment forming part of a modern purpose built development located in central Brighton close to the seafront.

The Property

A modern apartment forming part of the third floor of a highly sought after purpose built development, ideally situated close to Brighton Seafront and convenient for Brighton Mainline Railway Station. The well presented and spacious accommodation is approached via well kept public ways and comprises; an open plan living area, a contemporary fitted kitchen, a sizeable double bedroom and a bathroom.

The Location

Avalon is ideally located close to Brighton seafront and Brighton Mainline Railway Station (0.5 miles). There is an array of vibrant bars, cafés and restaurants on offer within the adjacent Historic Lanes and North Laine (0.5 miles). The Brighton Dome (0.5 miles), The Theatre Royal (0.4 mile) and Komedia (0.4 miles) are a short walk away hosting numerous events and the seaside excitement of Brighton Pier (0.4 miles). The property is well located for access to Brighton & Sussex Universities and a number of language schools.





Third Floor

Bathroom
7'4 x 6'3
2.24m x 1.90m

Approximate Gross Internal Area = 619 sq ft / 57.5 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Property 2023



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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	41 B	46 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure- Leasehold
109 years remaining on the lease
Service Charge- £2,239.92 per annum
Ground Rent- Peppercorn



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