



College Court, Brighton, BN2 0BF
Asking Price £170,000

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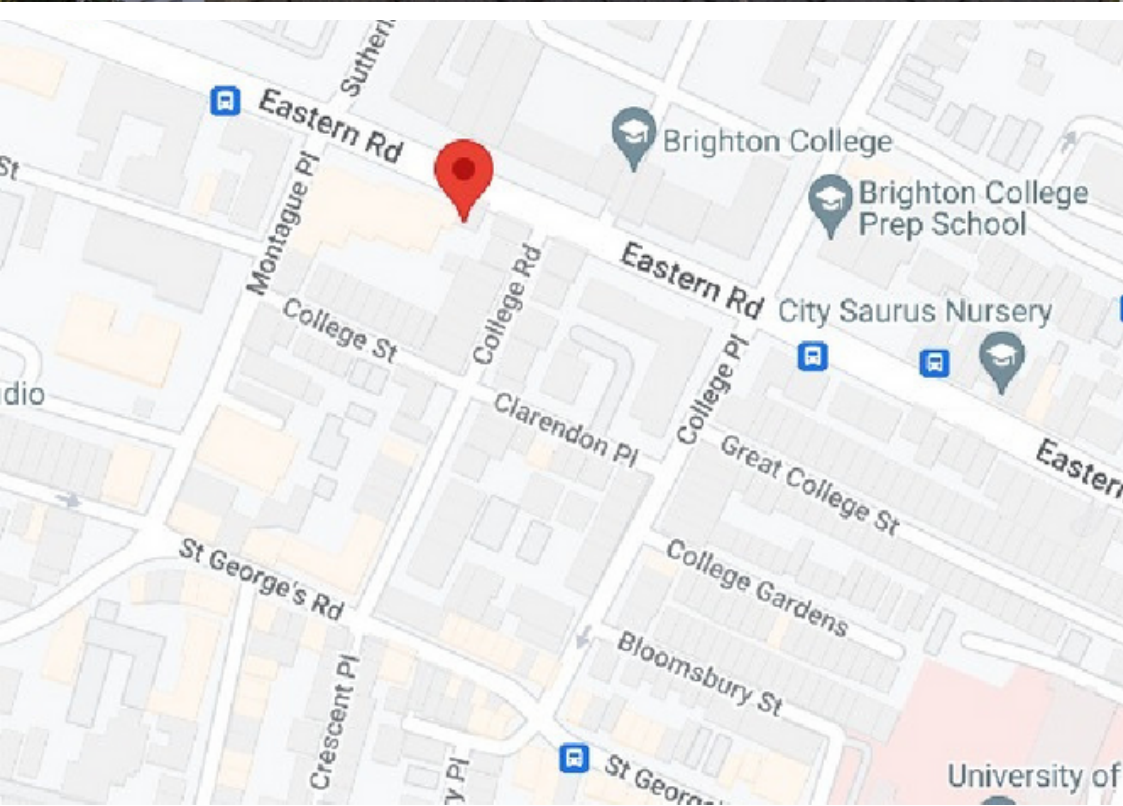
Two bedroom apartment in a well positioned block designed for people aged 65 and over. Parking, communal garden, communal lounge, moments from Kemp Town village.

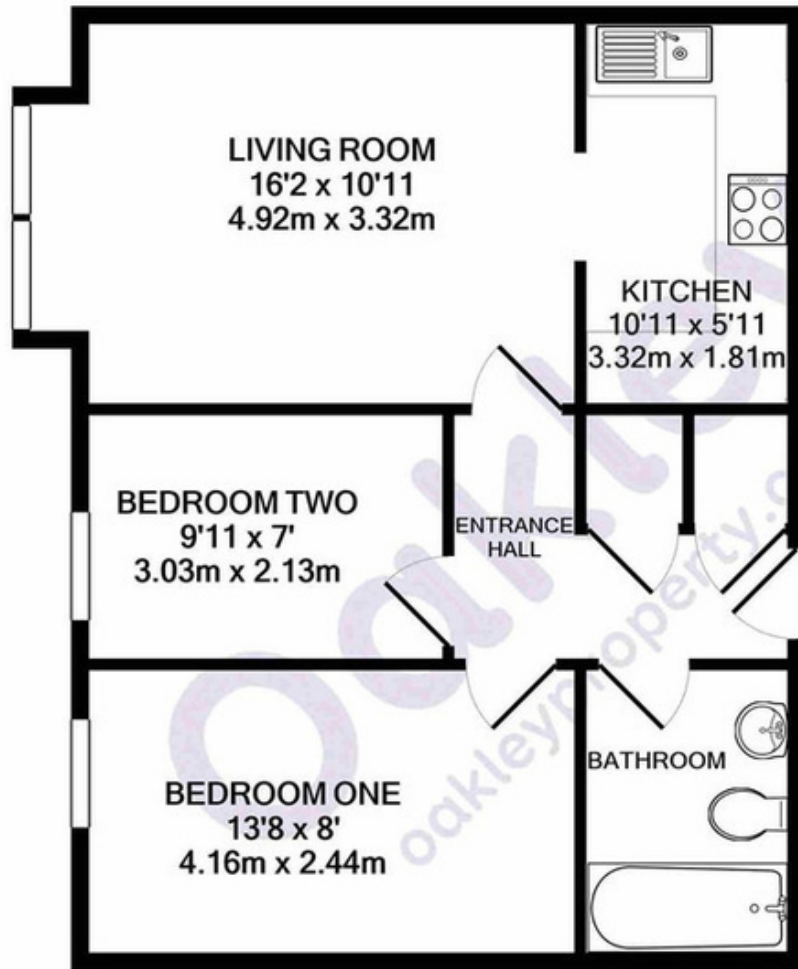
The Property

The property is a well-proportioned first floor apartment forming part of this popular estate managed block for the over 65's located in the heart of Kemptown Village. Enviably positioned with a westerly aspect and comprises; an inviting L-shaped hall with generous storage, a good sized living area with a bay window, an archway opening to a kitchen with newly installed oven, two bedrooms with a westerly aspect and a spacious bathroom. College Court benefits from communal facilities including; a south facing sun terrace, conservatory, residents' lounge with kitchen facility, underground parking, laundry rooms and visitors' rooms (subject to terms). The block has an on site manager and emergency intercom system.

The Location

College Court is located on the junction of Eastern Road and Montague Place within Kemptown. Enviably located within a few minutes' walk from Brighton seafront (0.2 mile). Kemptown offers an eclectic variety of boutiques, cafés and restaurants on nearby St James's Street (0.6 mile). There is a Co-op (0.6 mile), a Morrisons (0.7 mile), Boots Pharmacy (0.7 mile) and Bingo Hall (0.1 mile) all a short walk away from the property. Local attractions include the famous Brighton Pier (1.0 mile), the North Laine (1.1 mile), Churchill Square Shopping Centre (1.4 mile) and the Brighton Pavilion (1.2 mile). The Royal Sussex County Hospital is within a short distance. Brighton Mainline Railway Station is approximately 1.4 miles away. Brighton Marina is only a short drive away along the scenic A259 coastal road (1.3 mile) as well as the charming village of Rottingdean. Nearby bus services branch out across Brighton, Brighton Marina and Hove.





108-114 EASTERN ROAD, BRIGHTON, EAST SUSSEX, BN2 0BF
 TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)
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Agents Notes
 Tenure - Leasehold
 Lease Term - 97 years remaining
 Ground Rent - Approx £30.00 Per Quarter
 Service Charge - Approx £316.05 Per Month
 (including water)
 Council Tax B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	80 C
39-54	E		
21-38	F		
1-20	G		



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