



College Court, Eastern Road, Brighton, BN2 0BF
Asking Price £120,000

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Second floor one bedroom apartment specifically built for people aged 65 years and over, located in Kemptown within walking distance of plenty of amenities and transport links.

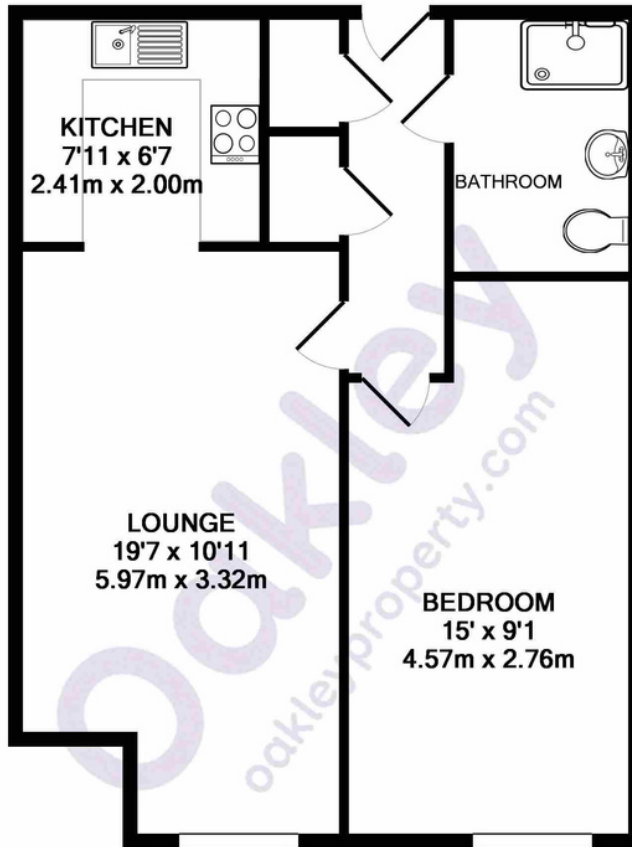
The Property

Well proportioned second floor apartment forming part of a popular block for people aged 65 and over. The lounge and bedroom have recently been redecorated, including new carpet. The apartment comprises; a good-sized lounge, opening to the fitted kitchen, a spacious bedroom and bathroom. College Court benefits from communal facilities including a south facing sun terrace, conservatory, residents' lounge with kitchen facility, guest bedroom, underground non-allocated parking, laundry rooms. The block has an onsite manager and emergency intercom system.

The Location

Eastern Road is situated within the vibrant area of Kemptown and is 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 Buzz Bingo (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 COLLEGE COURT, EASTERN ROAD, KEMPTOWN, BN2 0BF
TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Notes

Tenure Leasehold
A new 99 year lease granted upon completion
Ground Rent- £120 approx per annum
Service Charge- £3,977.88 approx per annum
Council Tax Band A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	47 D	
39-54	E		
21-38	F		
1-20	G		



Please note:

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