



Walk House, North Road, Brighton, BN1 1YA

Offers In Excess Of £375,000

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Modern two bedroom, two bathroom balcony flat located in the heart of the North Laine conservation area. Perfectly positioned to access Brighton station, the seafront and all the fantastic aspects of the city centre.

The Property

This second floor, modern apartment offers well laid out accommodation briefly comprising, entrance hall with door entry system, 21' dual aspect living space with large window and sliding door to the south facing balcony and a double glazed window overlooking North Road. The fitted kitchen has integrated appliances including five ring gas hob with oven below and stainless steel extractor hood over. There are two double bedrooms with the main bedroom having range of built in wardrobes and en-suite shower room. There is also a family bathroom located off the hallway.

The Location

Walk House forms part of Brighton's library development constructed in 2005 and is situated in the heart of the popular North Laine area of central Brighton. The apartment is ideally located with all the delights of the eclectic North Laine on your proverbial doorstep. Within walking distance you will find; Brighton Mainline Railway Station, the seafront, Theatre Royal, High Street shopping, supermarkets, many restaurants, cafes, bars, Prince Regent swimming pool & gym complex and many other city centre amenities/attractions.





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Energy Performance Certificate

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

Agents Notes

Tenure Leasehold
 150 Year Lease Term From 2002
 Ground Rent- N/A
 Service Charge- Approx. £2,766.58 per annum
 Council Tax Band D



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