



28 BELLE VUE COURT, BELLE VUE GARDENS,
BRIGHTON , BN2 0AN

£300,000





DESCRIPTION This delightful one-bedroom, fifth floor flat boasts stunning sea views, garage enbloc, communal laundry room and share of freehold. The apartment is reached through a bright communal entrance hall with a lift accessing all floors and is offered with no onward chain.

LOCATION Kemptown Village is a highly sought after location with a laid-back café culture, independent/specialist shops, a farmer's market as well as a co-op, post office and chemist. The hospital, law centers and Amex are nearby, and the theatres and Lanes of central Brighton are all within a scenic stroll along the seafront or past the lively bars and restaurants of St James' Street. Buses into the city, along the coast and to the universities are nearby and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting possible.

LOUNGE/KITCHEN 22' 3" x 10' 11" (6.80m x 3.33m) Double glazed window offering south facing sea views, bright and airy lounge area with electric radiator, kitchen with base and wall units, peninsula offering extra worktop space, electric hob/oven with space for a freestanding fridge/freezer.

BEDROOM 13' 5" x 10' 11" (4.10m x 3.34m) South facing double glazed window boasting sea views. Electric radiator and built in cupboard.

BATHROOM White bathroom suite with electric shower over bath and tile surround, electric heater, heated towel rail and extractor fan.

Tenure - Share of freehold with 999-year lease from 01/01/1970 (945 years remaining)

Service charge - £4157.21

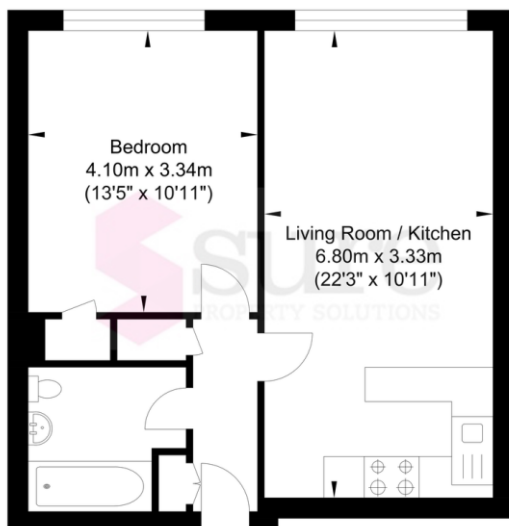
Council tax band - B

Residents non-allocated parking area plus a garage enbloc
Mobile Coverage - please go to checker.ofcom.org.uk

For Broadband, City fibre, BT open reach, Virgin Media - checker.ofcom.org.uk

Accessibility/Adaptions - Passenger lift to all floors

Belle Vue Gardens



Fifth Floor
Approximate Floor Area
46.71 sq ft
(502.78 sq m)

Approximate Gross Internal Area = 46.71 sq m / 502.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

