



Brighton Belle, Stroudley Road, Brighton, BN1 4ZB
Asking Price £290,000

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Stylish fourth-floor flat with open living space and integrated appliances, plus communal roof terrace, lifts, and eco-friendly features. Close to station, city centre, and seafront.

Welcome to this modern and beautifully presented 1-bedroom apartment located on the fourth floor of a purpose-built block in the sought-after New England Quarter development. With its dual aspect living area and glazed doors that open to a balcony offering far reaching rooftop views, this property is the perfect urban retreat.

The apartment is designed to impress, featuring a white high gloss fitted kitchen with integrated appliance. The spacious and generously sized double bedroom boasts a built-in wardrobe, providing ample storage space. A sleek bathroom fitted with a white suite completes the layout.

One of the standout features of this apartment is its triple glazed windows, which not only enhance energy efficiency but also provide a peaceful living environment.

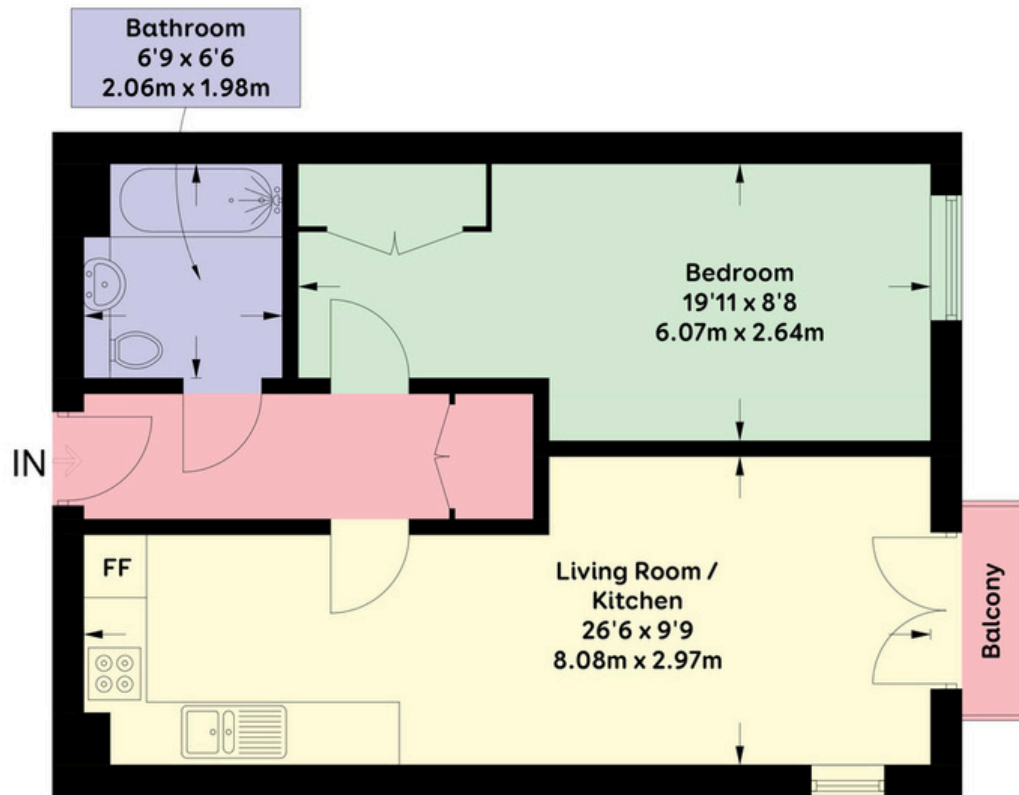
Enjoy the best of Brighton living with access to the communal roof terrace located at the top of the building. Here, you can relax and unwind while taking in panoramic views of the sea and the city skyline. It's the perfect place to entertain friends or simply enjoy a quiet evening watching the sunset.

The location of this apartment is ideal, being within walking distance of Brighton Railway Station, which offers excellent links to surrounding areas and beyond, making commuting a breeze. Additionally, the vibrant city centre, with its abundance of shops, restaurants, and cultural attractions, is just a short stroll away. For those who love the seaside, the famous Brighton seafront is also within easy reach.

In terms of size, this apartment spans approximately 505 square feet or 47 square metres, providing a comfortable and well-designed living space.

Don't miss out on the opportunity to make this stunning apartment your own. Whether you're a first-time buyer, a professional couple, or looking for a fantastic investment opportunity, this property offers it all. Book your viewing today and experience the best of Brighton living in this exceptional apartment in Brighton Belle.





Fourth Floor

APPROXIMATE GROSS INTERNAL AREA =505 sqft / 46.9 sqm

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors International Property Standards 2 (IPMS2).
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Energy Performance Certificate

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

Agents Notes
Tenure Leasehold
125 Year Lease Term From 2008
Ground Rent Approx £250 per annum
Service Charge- Approx £2,568.08 per annum
Council Tax Band B



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



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