



**ROX, Blenheim Place, Brighton, BN1 4AE**

Prices From £699,950



# ROX, Blenheim Place, Brighton, BN1 4AE

## The Property

---

Entering via the statement entrance lobby, there is an immediate sense of arrival at ROX, with inspired interior design that pays homage to its Art Deco roots. In excess of 1,225 sq ft, this airy three bedroom townhouse maximises space over four floors giving it a house like feel.

This home offers you modern open plan living, with the kitchen featuring sleek marble-effect worktops, handleless cabinetry, powder-coated matt black Franke fixtures and branded appliances throughout.

This feeling of luxury and comfort is offset by the soft ambient lighting created by the coffered ceilings, the oversized entrance door and the warming, engineered-oak herringbone-pattern parquet flooring.

With the perfect layout and an elegant monochrome aesthetic, the bathroom is designed to be as beautiful as it is functional. Emanating quality throughout, every detail has been considered. Recessed shelving and soft mood lighting feature as well as wall-mounted fixtures to maximise space. The bathroom is also linked to the fully customisable underfloor heating system for ultimate comfort.

The ROX development benefits from a resident's lounge with co-working space, concierge, communal courtyard garden, gym and cinema room.







## ROX, Blenheim Place, Brighton, BN1 4AE

- A Spacious Three Bedroom Townhouse
- Access To Residents' Lounge And Co-Working Space
- Hotel-Style Day Concierge And CCTV
- Communal Gym, Yoga Space And Cinema
- Communal Garden
- Bicycle Storage And Pet Washroom
- Engineered Oak Parquet Flooring With Zoned Underfloor Heating
- Internal Floor Area 114 m<sup>2</sup> / 1,225 ft<sup>2</sup>
- 10 Year Premier Build Zone Warranty
- Sold With A Share Of Freehold

### The Location

---

Located in the heart of the City, the ROX development is perfect for a stroll to the beach, bars, shops and restaurants. Within a short walk of all transport amenities, ROX is the perfect place to call home.

Brighton & Hove is a cosmopolitan city which exudes an irresistible buzz and vibrance. The arts are an intrinsic part of Brighton life and the renowned Theatre Royal, Brighton Dome, Duke Of York's Art House and Brighton Museum are a stroll away. The city regularly hosts exhibitions and festivals including the annual Brighton Festival, which is one of Europe's largest art events.

The relaxed bohemian atmosphere of the nearby North Laine offers a melting pot of thriving culture; mixing chic vintage boutiques, avantgarde artistry and colourful pubs around the orient style spectacle of the Brighton Pavilion. This unique location is renowned for its diverse mix of shops, stylish cafes and restaurants.





# Oakley

Your Sussex Property Expert

Brighton & Hove Office  
01273 688 881  
3-6 North Road, Brighton BN1 1YA  
www.oakleyproperty.com  
brighton@oakleyproperty.com

We also have offices in:  
Shoreham by Sea  
Lewes Town & Country  
The London Office

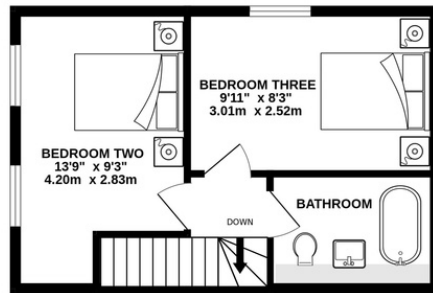


A new way of marketing property

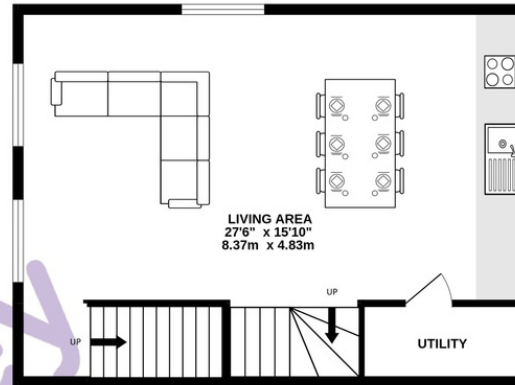
Get in touch to book a viewing or valuation of your own property



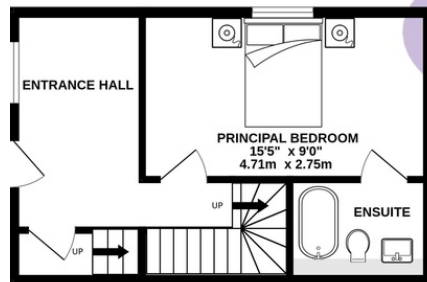
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



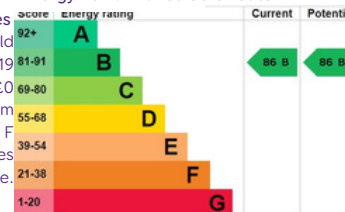
TOTAL FLOOR AREA : 1225sq.ft. (113.8 sq.m.) approx.

Made with Metropix ©2024



Energy Performance Certificate

Agents Notes  
Tenure Share of the Freehold  
999 Year Lease Term From 2019  
Ground Rent- £0  
Service Charge- £6,125 per annum  
Council Tax Band F  
Please note that some of the images have been dressed with CGI furniture.



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.