



Avalon, Brighton, BN1 2RP
Guide Price £400,000- £420,000

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Modern two bedroom two bathroom balcony apartment with underground secure parking space, in a quiet, central Brighton location moments from the seafront.

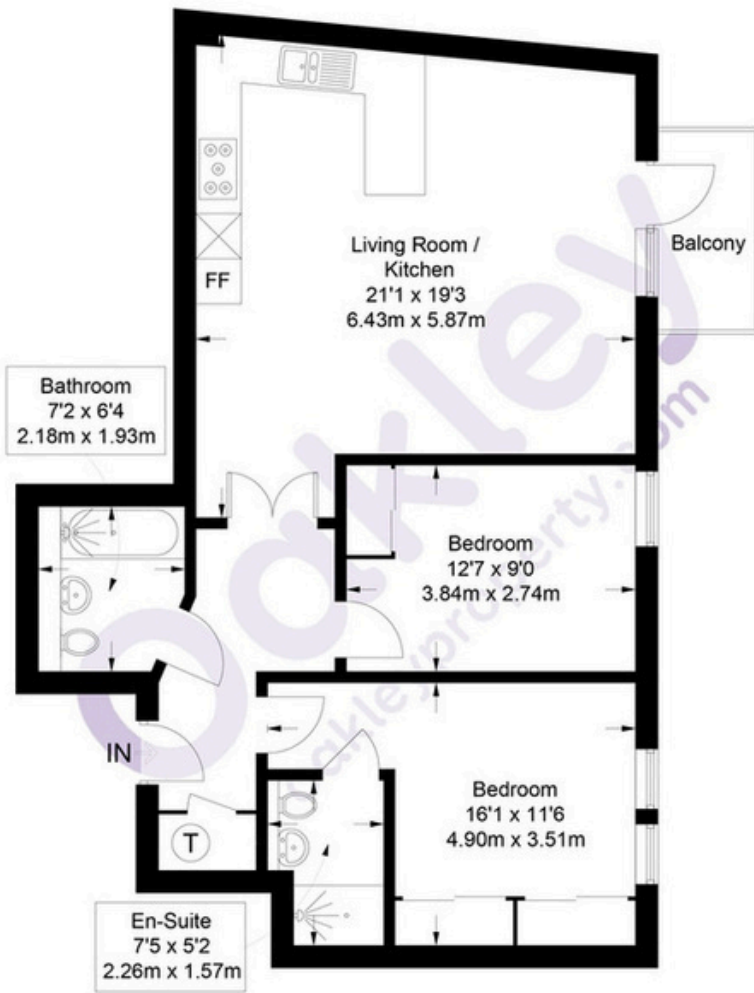
The Property

This superb apartment is located at the rear of the development, away from the hustle and bustle of the city centre. It can be accessed via West Street or Middle Street. The flat door opens out to a generous hallway with doors to principle rooms and storage cupboard. The impressive open plan living area boasts wood flooring, west facing door and window with access to the balcony, a lovely new kitchen with plenty of cupboard space, integrated appliances including fridge/freezer, microwave oven and washing machine. There are two double bedrooms, both with built in wardrobes, the primary having an en-suite shower room. There is also a separate bathroom off the hallway. Below the building is a secure gated car park, for which this flat has an allocated space.

The Location

Avalon was constructed in 2005 and is ideally located close to the seafront (150 yards) and railway station (0.5 miles). There is an array of vibrant, independent bars, cafés and restaurants on offer within the adjacent Historic Lanes and The North Laine (0.1 miles), Brighton Dome (0.4 miles), Theatre Royal (0.4 miles), Komedia (0.4 miles), The Brighton Centre (0.2 miles) Brighton Palace Pier (0.4 miles), Prince Regent Swimming Complex (0.5 miles). Along North Street and Western Road there are a variety of shops and amenities including a Boots, Marks & Spencer and Waitrose Supermarket.





First Floor

Approximate Gross Internal Area = 801 sq ft / 74.4 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Property 2023



Agents Notes

Tenure- Leasehold
108 years remaining on the lease
Council Tax-D
Service Charge- £2,915.82 per annum
Car Park Charge- £644.48 per annum
Ground Rent- Peppercorn

Energy Performance Certificate



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