



Boulevard House, Regent Street, Brighton, BN1 1UU
Asking Price £275,000

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Light and spacious one bedroom apartment in the popular Boulevard House. Perfectly situated in the North Laine close to vibrant shops and eateries. Offering leafy views, modern kitchen, and walking distance to station and seafront.

Welcome to Boulevard House, a sought-after modern purpose-built block nestled within the North Laine Conservation Area in the heart of Brighton. This beautifully presented second floor apartment offers a light and spacious living space, boasting an incredible central location and delightful leafy views over Jubilee Square.

Upon entering the apartment, you are greeted by a hallway that leads you to the principle rooms. The open plan living area is perfectly designed to maximize the space, housing a recessed white-fronted modern kitchen. Enjoy the abundant natural light that pours in through the double glazed window, offering tranquil leafy views that create a sense of serenity within the bustling city. This versatile space is ideal for entertaining guests or simply relaxing after a long day working or exploring Brighton's vibrant offerings.

The double bedroom is a cozy haven, complete with built-in wardrobes providing ample storage options. Wake up to the soothing views of Jubilee Square through the double glazed window, giving you a wonderful connection to the outdoors from the comfort of your home. Adjacent to the bedroom is a bathroom with a sleek white suite, complemented by a frosted glass window for privacy and natural lighting.

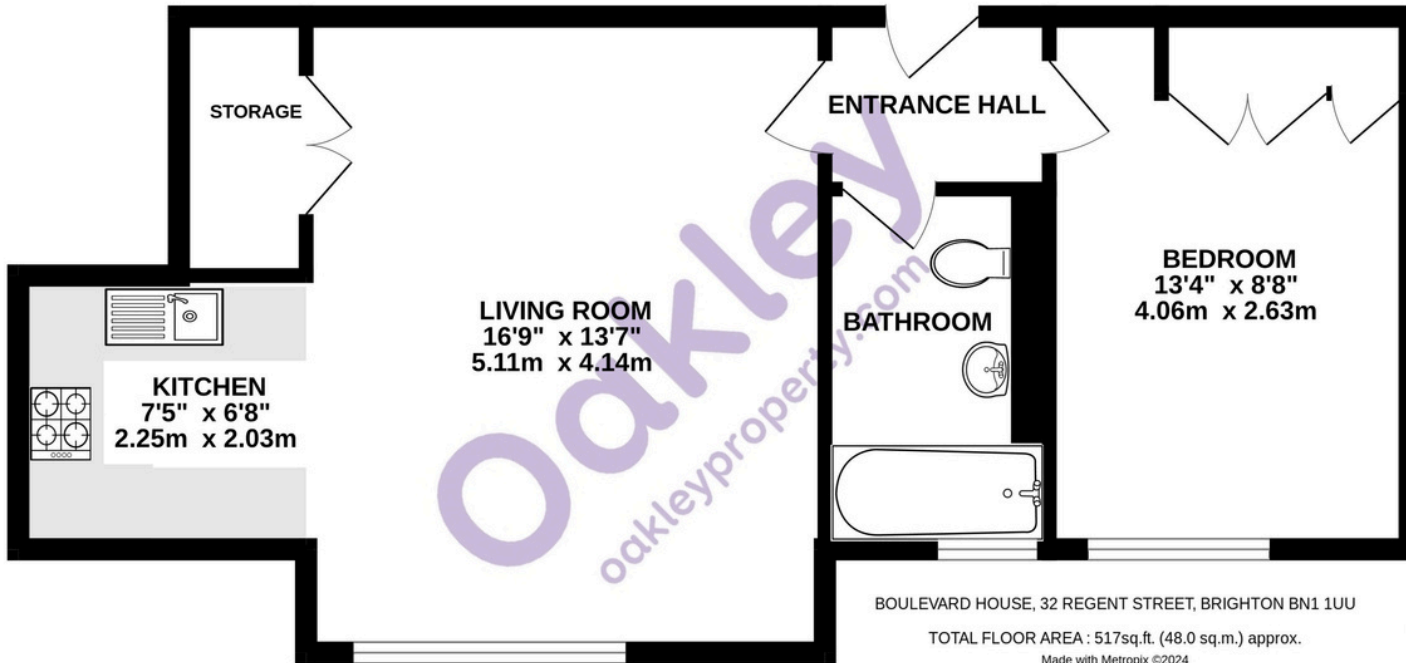
One of the significant advantages of Boulevard House is its prime location. Situated within walking distance of Brighton Railway Station, commuting/traveling becomes a breeze, offering you convenient access to London and other nearby destinations. The seafront is also just a short stroll away, perfect for enjoying regular walks along the beach or embracing Brighton's vibrant coastal lifestyle. Additionally, you'll find yourself surrounded by an eclectic mix of independent shops, bars, cafes, and restaurants in the trendy North Laine neighborhood. Indulge in a variety of cuisines, discover unique boutiques, or relax with a drink at one of the many stylish bars nearby.

This exceptional apartment also features double glazing throughout for enhanced insulation and noise reduction. Furthermore, it comes with the added benefit of no onward chain, ensuring a seamless purchasing process.

With approximately 517 square feet (48 square meters) of thoughtfully designed living space and its fantastic location, this 1 bedroom apartment in Boulevard House offers an opportunity to experience the very best of Brighton living.



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Agents Notes	Score	Energy rating	Current	Potential
Leasehold	92+	A		
128 Year Lease Remaining	81-91	B		
Service Charge £2,819.03 Per Annum	69-80	C	79 C	80 C
Ground Rent N/A	55-68	D		
Council Tax Band C	39-54	E		
	21-38	F		
	1-20	G		



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