



**The Courtyard, Circus Street, Brighton, BN2 9AL**  
Asking Price £400,000

# The Courtyard, Circus Street, Brighton, BN2 9AL

Spacious first floor apartment in a contemporary building with open-plan living, en suite principal bedroom, on-site gym, and close proximity to Brighton's amenities.

Welcome to The Courtyard, a vibrant, modern residential complex in the heart of Brighton. This stunning first floor apartment offers a spacious, contemporary living space, ideal for those seeking a convenient urban lifestyle. With its prime location and a host of desirable features, this property is truly a hidden gem.

As you enter the apartment, you are greeted by a welcoming hallway complete with a storage cupboard, providing ample space for your belongings. The open-plan living area is a great space and offers floor-to-ceiling doors leading to a Juliette balcony, further window and very useful recessed area perfect as office or relaxing space.

The well-appointed kitchen is a true culinary haven, equipped with integrated appliances and ample storage space. Whether you're an aspiring chef or simply enjoy cooking for friends and family, this kitchen provides the perfect setting to showcase your culinary skills. The adjoining dining area is perfect for entertaining, with plenty of room to host dinner parties or enjoy casual meals with loved ones.

The principal bedroom is a tranquil retreat, complete with a pristine en suite modern shower room. Floor-to-ceiling windows open to another Juliette balcony. The second double bedroom also boasts floor-to-ceiling windows, offering abundant natural light and a peaceful ambiance.

The modern bathroom features a white suite, WC with a concealed cistern, wash basin, bath with a glass shower screen, and a shower overhead. With sleek and contemporary fixtures, this bathroom is both functional and aesthetically pleasing, allowing you to unwind after a long day.

Residents of The Courtyard have exclusive access to an on-site well-equipped gym, perfect for maintaining an active and healthy lifestyle. Additionally, there is a workspace area where you can catch up on emails or enjoy a change of scenery while working remotely. Complimentary hot drinks are available, ensuring you are always fuelled for productivity.

The location of this apartment further enhances its desirability. Brighton Station, Brighton Beach, cafes, shops, bars, and more are all within easy walking distance, providing endless opportunities for entertainment, shopping, and leisure. Immerse yourself in Brighton's vibrant culture and enjoy the convenience of having everything you need at your proverbial doorstep.

Additional features of this property include double glazed windows, underfloor heating, and a secure cycle store, providing peace of mind and convenience. With 821 sq ft / 76.3 sq m of well-designed living space, this apartment offers both comfort and functionality for modern city living.





# Oakley

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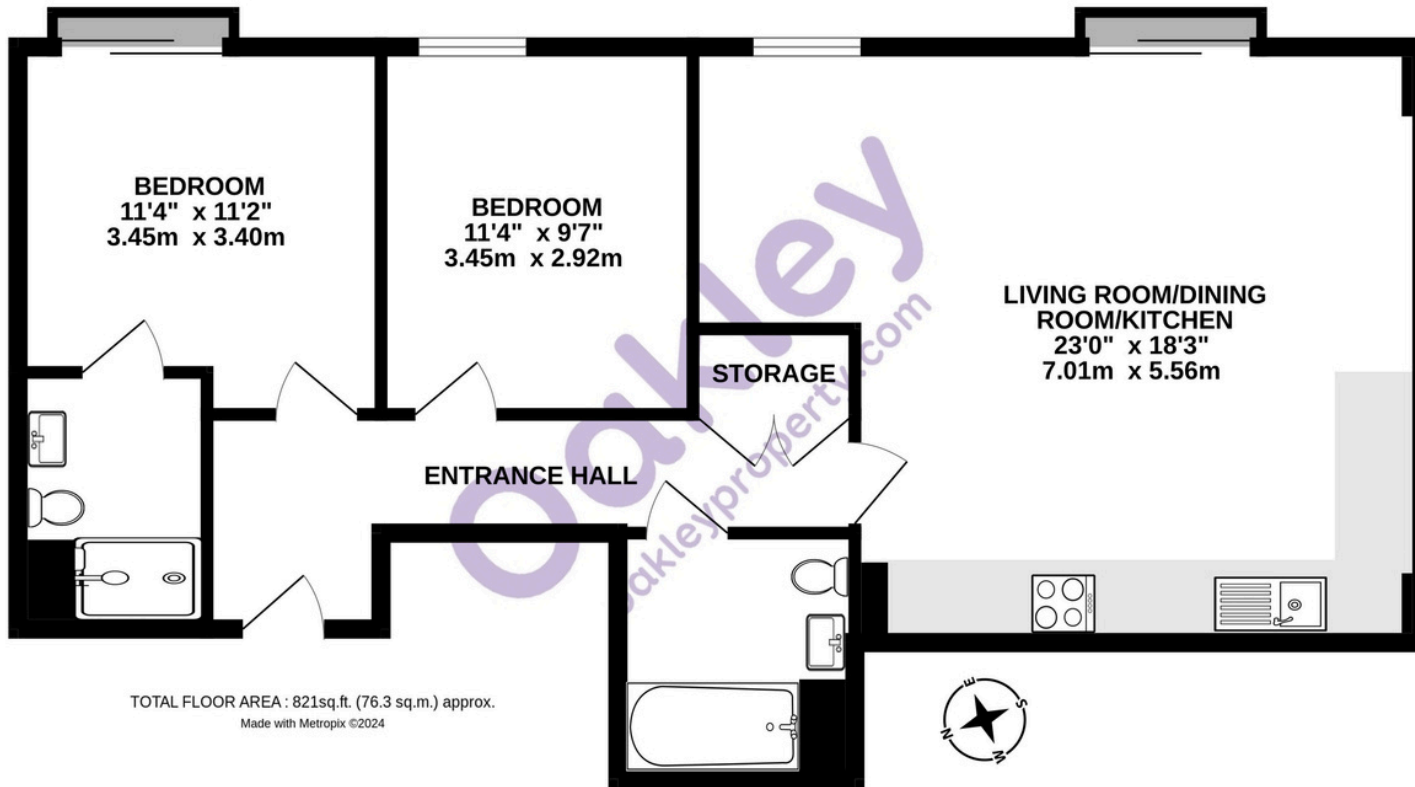
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## FIRST FLOOR



### Agents Notes

Tenure Leasehold  
242 Year Lease Term Remaining  
Service Charge £5,089.80 Per Annum  
Ground Rent Approx £160 Per Annum  
Council Tax Band B

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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