



College Court, Eastern Road

Brighton

Guide Price £140,000 – £150,000



Conveniently located in sought-after Kemp Town, a ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT with SOUTH-FACING BALCONY & COMMUNAL GARDENS. Sold with NO ONWARD CHAIN.

This well-proportioned apartment forms part of a popular retirement development, ideally located close to the heart of Kemp Town village. The property offers a bright and inviting living room with large patio doors opening onto a private balcony overlooking the garden, providing a pleasant spot to sit and enjoy the outlook. There is also a separate kitchen, a generous double bedroom, and a recently fully fitted shower room. Additional storage cupboards in the hallway provide practical everyday convenience.

College Court benefits from a range of communal facilities, including a south-facing communal garden, conservatory, residents' lounge with kitchen facility, underground parking, laundry rooms and visitors' rooms (subject to terms). The block also has an on-site manager and a 24-hour emergency system.





In the Local Area

Situated on Eastern Road in Kemp Town, this purpose-built complex is ideally located with easy access to all that Brighton and Hove has to offer. The popular local shops and cafes of St George's Road and Upper St James's Street are all nearby, and regular bus services travel into the centre of Brighton and Hove and down to the seafront.

A leisurely stroll along College Place and Bloomsbury Place brings you out at the seafront with its beach, promenade and seafront cafes, and buses travel along the seafront to the marina, the art deco lido of Saltdean Lido and onto the villages of Rottingdean. Brighton mainline train station is approximately just over a mile away offering easy access to London and Gatwick airport.

Further Information

The property has access to first come first served underground parking, and is situated in Parking Zone H. Currently the property is in Council Tax band B which was charged at £1,910.06 for 2025/26.

EPC rating - D Council Tax - B

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

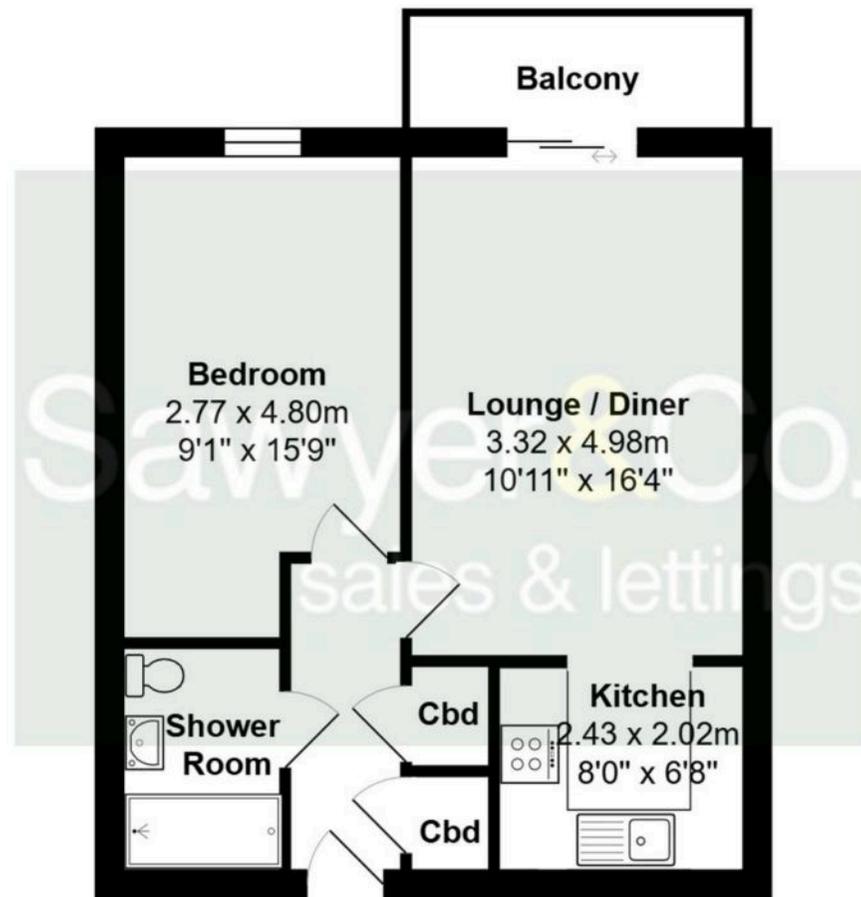
Unexpired term on lease - 162 years

Service Charge - £3,218.16 pa

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 44.2 m² ... 476 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.