

40 Horsted Court, Brighton, BN1 4GS Price **£475,000** Leasehold

Elliotts are delighted to offer this penthouse duplex apartment located in the sought after New Brighton Quarter in central Brighton, spacious accommodation extending to nearly 1,350 sq.ft, with the advantage of a large L shaped roof terrace with Westerly aspect to the front, plus a separate balcony.



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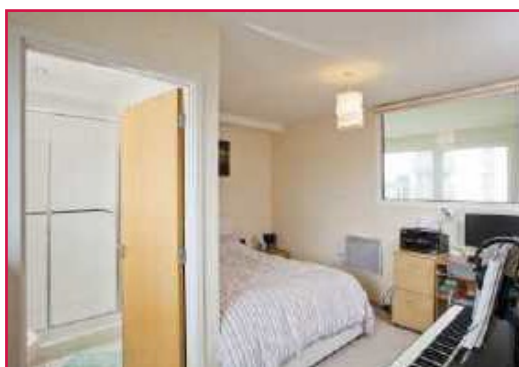
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An opportunity to acquire this fabulous penthouse duplex, in this modern and extremely central development on the very doorstep of Brighton station, making it an ideal location for commuters.



Contemporary themed and with some fabulous views, with a roof scape of the City, the penthouse is an unusually spacious modern apartment with accommodation extending to nearly 1,350 sq.ft. Split level accommodation over two floors, there are three bedrooms all of which are doubles, with the master bedroom having its own en-suite which is in addition to a modern main bathroom. Undoubtedly a signature area for the flat is a spacious 21'9 x 13'9 living space, with lounge areas and modern high gloss kitchen which includes a feature centre island. There is a two section roof terrace, which wraps around the flat and the flat enjoys a favoured West aspect with an additional balcony accessed from the upper level.



Being located in the very heart of Brighton City Centre, not only is the station within walking distance but also the principle shopping areas around Churchill Square and the famous Lanes, also with the majority of Brighton's many various restaurants, shops and bars, just a short walk away is the seafront also nearby.

- **Penthouse duplex apartment**
- **21'9 x 13;9 living space**
- **Modern high gloss kitchen**
- **Three double bedrooms**
- **Master with en-suite**
- **Modern main bathroom**
- **Two section roof terrace**
- **Additional balcony**
- **Heart of Brighton City Centre**
- **Short walk seafront**

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Communal door, entry phone, security door, communal hallway leading to passenger lift, and stairs to:

FOURTH FLOOR (TOP FLOOR)

FLAT DOOR

Opening into:

ENTRANCE HALL

Doors to all rooms leading off the main hall, coved ceiling and ceramic floor tiling, wall mounted telephone entry system, stairs leading to the upper level.

OPEN PLAN LIVING ROOM/KITCHEN 21'9 x 13'9 (6.63m x 4.19m)

LOUNGE SECTION

A fabulous bright and spacious living room with a particularly large sliding door leading to the roof terrace, as well as a double height double glazed window, wall mounted electric radiator, wood effect laminate flooring, wall lights, opening to:

KITCHEN SECTION

Fitted to one wall with a large centre island, there is a modern range of white





high gloss wall and base units incorporating cupboards and drawers with laminate wood effect work surfaces, inset stainless steel sink unit with chrome mixer, inset four ring electric hob with extractor hood and light above and electric oven beneath, integrated fridge freezer, integrated dishwasher and integrated washing machine, together with ceramic floor tiling, ceiling down lighters, double glazed window to side, space for dining table and chairs, with door leading to the roof terrace.

BEDROOM 3 13'2 max x 12'7 (4.01m max x 3.84m)

Space for a double bed and additional bedroom furniture, together with a rather useful walk-in wardrobe area with an additional understairs storage cupboard, coved ceiling, large floor to ceiling double glazed window and door leading to the roof terrace.



BATHROOM

A matching white suite comprising of a panelled bath with chrome shower attachment, vanity unit with inset low level WC and wash basin, part tiled walls, ceiling down lighters, ceramic floor tiling, wall mounted electric radiator and obscure glass window to side.

FIFTH FLOOR

LANDING

Double glazed window, coved ceiling, wall mounted electric radiator, airing cupboard with shelving, doors leading to other rooms and double glazed door leading to the South facing balcony.



BEDROOM 1 14'10 x 13'6 (4.52m x 4.11m)

Space for a double bed and additional bedroom furniture together with a double glazed window, wall mounted electric radiator, large double glazed internal window, door leading to:

EN-SUITE SHOWER ROOM

A white suite with a large shower cubicle, vanity unit with low level WC and wash basin, part tiled walls together with ceramic floor tiling, ceiling down lighters and obscure glass window to side.

BEDROOM 2 15'9 x 8'2 (4.80m x 2.49m)

Good sized room which easily accommodates a double bed, with a particular feature floor to ceiling double glazed window which overlooks the roof terrace, together with an internal window.

OUTSIDE

ROOF TERRACE 20' x 10' (6.10m x 3.05m)

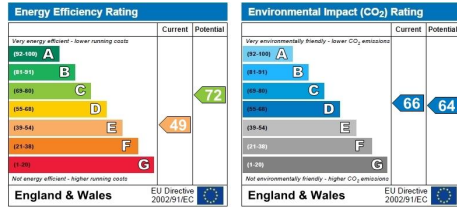
A superb West facing roof terrace 20' long x 10' wide which wraps around the flat, with ample space for table and chairs and ideal for entertaining.

BALCONY

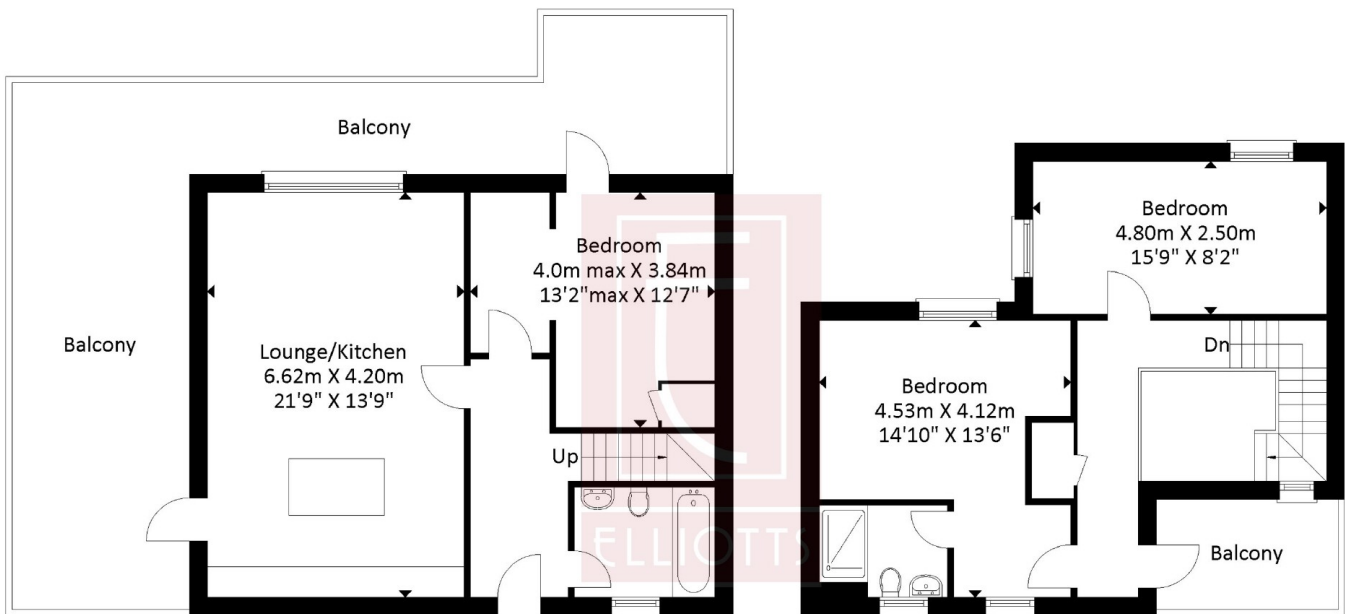
With space for table and chairs and enjoying a Southerly aspect with far reaching views over the surrounding area.

COMMUNAL GARDENS

Paved and lawned areas.



Horsted Court



Ground Floor
 Approximate Floor Area
 74.27 sq ft
 (6.90 sq m)

First Floor
 Approximate Floor Area
 637.22 sq ft
 (59.20 sq m)

Approximate Gross Internal Area = 125.30 sq m / 1348.71 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

GDIMPACT