

Approximate net internal area: 1496.07 ft² / 138.99 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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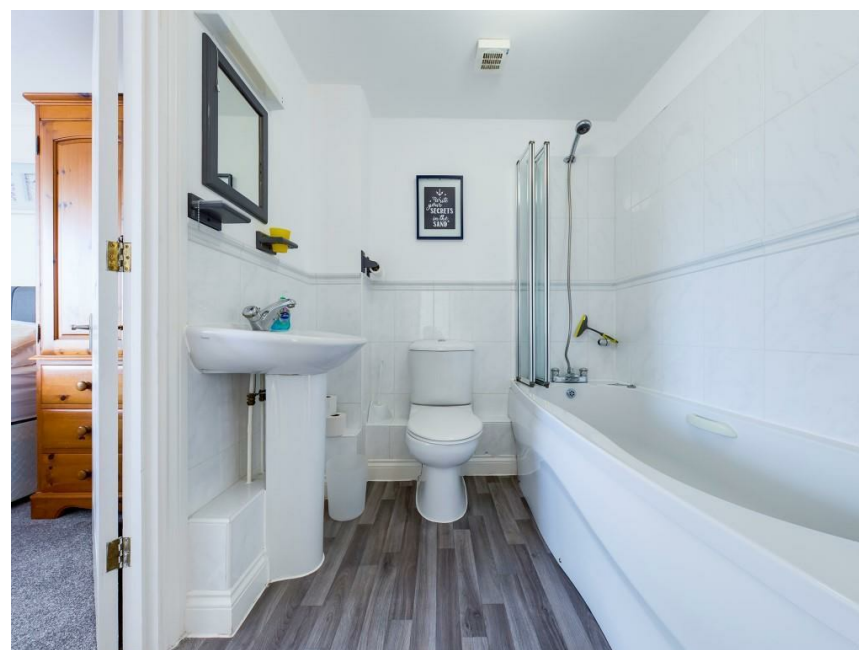
Total Area Approx 1496.07 sq ft

19 Copenhagen Court The Strand, Brighton, BN2 5XL

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Offers In Excess Of - £575,000
Leasehold

19 Copenhagen Court The Strand, Brighton, BN2 5XL



Communal Entrance Hall

Accessed via door intercom.

Entrance Hall

Large airing cupboard housing "Megaflow" hot water cylinder. Large built in storage cupboard, door entryphone, stairs to first floor.

Kitchen/Dining Room

8.16m x 3.77m (26'9" x 12'4")
Range of units at eye and base level, worktops with tiled splashbacks. Fitted electric oven, gas hob, extractor hood over, sink with mixer tap and drainer, windows overlooking to harbour, French doors to balcony.

Balcony

Overlooks the harbour, space for seating.

Bedroom

4.36m x 3.67m (14'3" x 12'0")
Built in wardrobes, French doors to balcony.

En-Suite Shower Room

Shower enclosure, thermostatic shower, tiled splashbacks. Wash hand basin, low level WC.

Balcony

Space for seating, views towards the harbour.

Bedroom

3.23m x 3.16m (10'7" x 10'4")
Views towards the harbour.

En-Suite Bathroom

Bath with shower mixer tap, folding shower screen. Wash hand basin, low level WC.

Landing

Door entryphone.

Living Room

6.45m x 4.03m (21'1" x 13'2")
Stunning views of the harbour, French doors to balcony.

Balcony

Stunning views of the harbour, space for seating.

Master Bedroom

5.14m x 3.71m (16'10" x 12'2")
Views towards the harbour.

En-Suite Bathroom

Bath with thermostatic shower over, folding shower screen, wash hand basin, low level WC.

Allocated Parking

2 underground allocated parking spaces accessed via gated entry.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

- Duplex Marina Apartment
- Stunning Harbour Views
- Favoured South West Aspect
- 2 Underground Allocated Parking Spaces
- 143 Square Meters Over 2 Levels
- 3 Balconies
- 3 Bathrooms (2 en-suite)
- Lots of Natural Light
- All Amenities on the Doorstep
- No Onward Chain