

Spencer  
& Leigh



Flat 2, 26a St. Martins Place, Brighton, BN2 3LE



Flat 2, 26a St. Martins Place,  
Brighton, BN2 3LE

Price £450,000 - Leasehold

- High specification purpose built apartment
- Two spacious bedrooms
- Engineered oak flooring
- 22' Living/dining/kitchen room
- Triple glazed windows, heat pump & under floor heating
- South facing balcony
- Beautiful fitted bathroom suite
- Remainder of Insurance backed guarantee
- Long lease
- Internal inspection highly recommended

This spacious first floor apartment is part of a select development of apartments having been constructed in 2016. The beautifully presented accommodation features a 22' living/dining/kitchen area with direct access to the south facing balcony. The kitchen has contrasting high gloss anthracite and white units with integrated appliances. Both bedrooms are good size double rooms. We particularly liked the larger than average bathroom suite with an enclosed bath with a shower above and screen. Further benefits include a clean air ventilation system, under floor heating system, remainder of the 10 yr. guarantee and a spacious hall storage that houses the heating system and has space for the washing machine. The lease is a good length having 118 yrs remaining. Outside there is covered bike storage. Internal inspection is highly recommend to appreciate the high specification of this apartment.

Council Tax Band C: 1,882.94 2022/2023



Brighton is something very special, a lively, cultured, sophisticated seaside town. St Martins Place is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Lewes Road and Brighton city centre. Schools catering for all ages can be easily accessed.



Communal Entrance

Stairs rising to all floors

Entrance

Entrance Hallway

Kitchen/Living/Dining Room

22'11 x 12'10

Bedroom

14'5 x 12'6

Bedroom

12'7 x 11'10

Bathroom

OUTSIDE

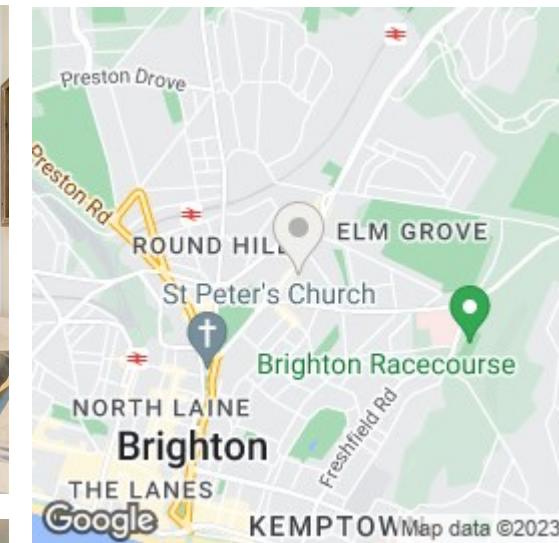
Balcony

Bike Storage

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

**t:** 01273 565566

**w:** [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- C

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# St Martins Place



Approximate Floor Area  
759.71 sq ft  
(70.58 sq m)

Approximate Gross Internal Area = 70.58 sq m / 759.71 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.