



20 Norfolk Terrace

Brighton, BN1 3LZ

Guide price £585,000

Positioned on the second floor with a perfect southern orientation, this luxury two bedroom two bathroom apartment is flooded with natural light. The moment you step inside you are drawn through the open plan living space towards the balcony where long views stretch across the city and down to the sea. High ceilings, full height glazing and a clever layout combine to create a bright, uplifting atmosphere throughout.

The open plan kitchen, dining and living area is beautifully finished, featuring a bespoke contemporary kitchen with composite stone worktops, seamless cabinetry and Bosch integrated appliances. Engineered oak flooring runs through the living space and the porcelain tiled balcony becomes an effortless extension of the room during the warmer months.

Both bedrooms are comfortable doubles with soft deep pile carpet underfoot. The principal suite includes built-in wardrobes and a stylish en suite shower room, while the main bathroom mirrors the same luxurious finish with high quality tiling, contemporary sanitaryware and a monsoon shower.

Residents benefit from secure gated parking, a private underground bike store and a premium communal entrance lobby with lift access, porcelain tiling and soft halo lighting. The development was designed with strong energy performance in mind, including underfloor heating, double glazed timber windows and excellent acoustic and thermal insulation.

Norfolk Terrace places you within easy reach of the seafront, Western Road, Seven Dials and Brighton's vibrant café, restaurant and shopping culture. The beach and promenade are just moments away, along with green spaces, independent shops and excellent transport links.

A superb modern home with sea views, great natural light and secure parking in one of Brighton and Hove's most desirable central locations.

Years remaining on the lease: circa 995

Yearly Service charge: 2200 approx

Ground rent: none

Are pets allowed: yes

Managing agents: Oakleys

- Luxury second floor two bedroom two bathroom apartment
- South facing balcony with far reaching city and sea views
- Bespoke contemporary kitchen with composite stone worktops and Bosch integrated appliances
- Modern family bathroom with high quality finishes
- Secure gated parking space
- Approximate internal area 723 square feet
- Stunning open plan kitchen living space with high ceilings and full height glazing
- Principal bedroom with built in wardrobes and stylish en suite
- Very bright apartment with excellent natural light throughout
- Private underground bike storage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(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			



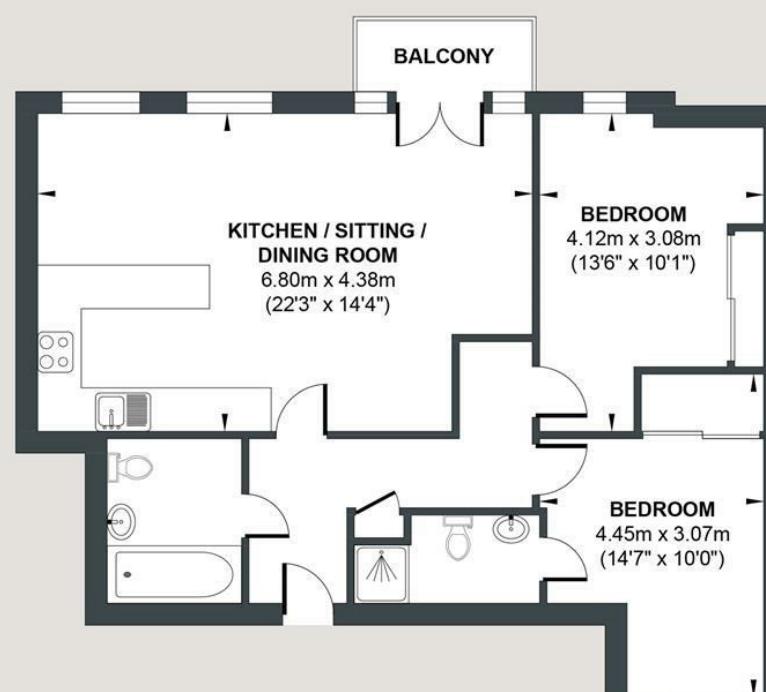
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NORFOLK TERRACE

Approx. Gross Internal Floor Area 67.24 sq m / 723.76 sq ft

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



SECOND FLOOR

Approximate Floor Area

723.76 sq ft
(67.24 sq m)

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