



oakleyproperty.com



Oakley

Your Sussex Property Expert



Patching Lodge, Park Street, Brighton, BN2 0AQ



£240,000



2



1



1



1



B

- Top Floor Flat In Convenient Location
- Two Bedrooms
- Open Plan Living Room/Kitchen
- Communal Roof Terrace & Subsidised Restaurant
- Mobility Scooter Indoor Parking & Charging
- Estate Managed Block For The Over 55s
- Shower/Wet Room
- Two Subsidised Guest Flats For Visitors
- Daytime Staff & 24 Hour In House On Call Service
- Internal Floor Area 678 SQ.FT / 63.0 SQ.M



The Property

Situated on the top floor of this estate managed block for the over 55's. The apartment is approached via pleasant communal ways and passenger lift. The accommodation comprises; entrance hall with a security alarm pull cord, an open plan living area with a bay window overlooking the communal garden & offering oblique sea views and kitchen area, two bedrooms and a shower/wet room with a Jack and Jill door to bedroom one and entrance hall. Communal facilities include a resident's lounge, hair salon, coffee room, shop, restaurant, cinema, laundry rooms, roof terrace and library. You will own a 75% share of the property as you are buying at 75% of market value. There is no rent/payment to be made for the 25% share that is not owned.

The Location

Patching Lodge is situated on the corner of Park Street and Edward Street conveniently located for the seafront/promenade, The Royal Sussex County Hospital, the South Downs, East Brighton Golf Club and Brighton Marina Village. There are nearby local shops and eateries in Kemptown village and bus services providing access into the City Centre.

T: 01273 688881

Floor Plan

SIXTH FLOOR
678 sq.ft. (63.0 sq.m.) approx.



PATCHING LODGE, PARK STREET, BRIGHTON, EAST SUSSEX, BN2 0AQ
TOTAL FLOOR AREA: 678sq.ft. (63.0 sq.m.) approx.
Made with Metropix ©2022






Location Map



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus)	A		
81-91	B	81	81
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	

Tenure Leasehold

Lease Term 125 from 3rd June 2009

Ground Rent Not payable

Service Charge £479.98pcm to include heating, hot water, water rates.

Council Tax Band D (£2,054.22 per annum from 1st April 2021)

Brighton & Hove City Office
Residential Sales & New Homes

T 01273 688881
E brighton@oakleyproperty.com

Shoreham-by-Sea Office
Residential Sales,
Lettings & New Homes

T 01273 661577
E shoreham@oakleyproperty.com

Lewes Town & Country Office
Residential Sales,
Lettings and New Homes

T 01273 487444
E lewes@oakleyproperty.com

The London Office
Residential Sales

T 020 839 0888
E enquiries@tlo.co.uk

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to the properties are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The total floor area shown has been taken from the EPC.