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Patching Lodge, Park Street, Brighton, BN2 0AQ



£240,000

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- 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.

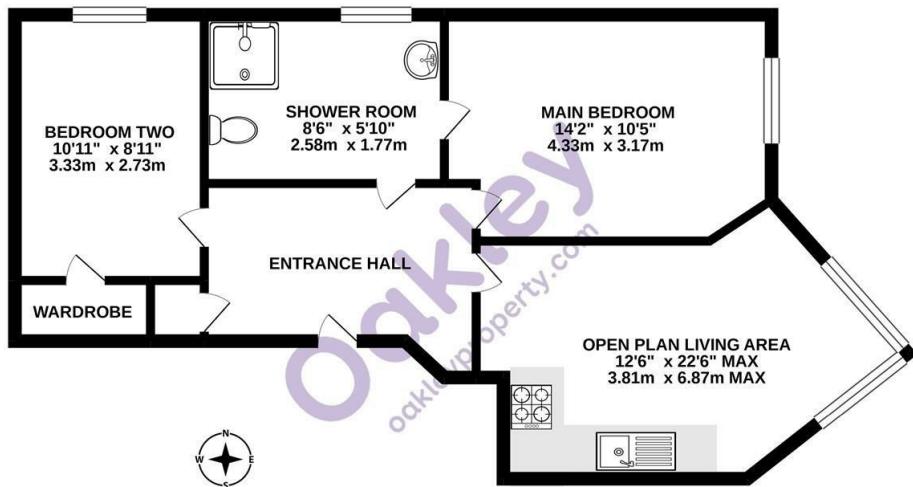
The Location

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.

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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.

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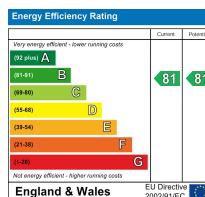




Location Map



Energy Performance Certificate



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)

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