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Glass Pavilion, Princes Street, Central Brighton, BN2 1RD



**Guide Price £325,000 - £350,000**



- Modern & Bright Two Bedroom Flat
- Central Location
- Modern Fitted Kitchen
- Modern Bathroom
- Principal Bedroom With Ensuite
- Passenger Lift
- NO CHAIN
- Internal Floor Area 83.0 SQ.M / 893 SQ.FT



## The Property

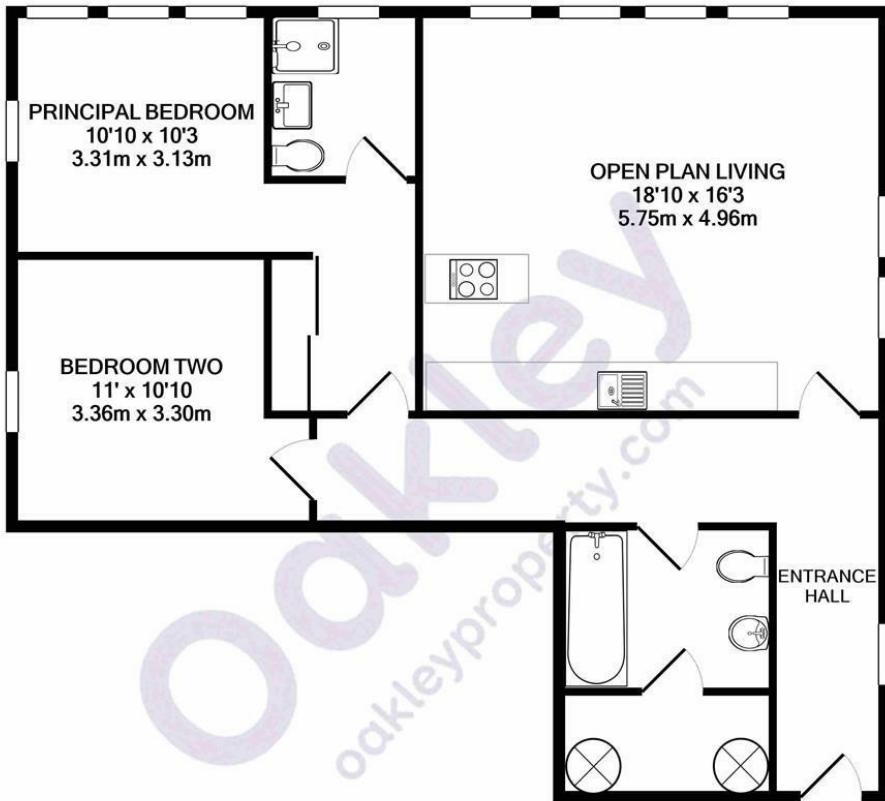
A bright & modern second floor flat forming part of a purpose-built block, located in central Brighton. The accommodation is approached via communal ways and a passenger lift. It comprises of an entrance hall, an open plan living, kitchen and dining area; perfect for entertaining, two sizeable bedrooms one benefiting from an en-suite, and a further modern fitted bathroom. This property has NO CHAIN.

## The Location

Princes Street is located in Central Brighton opposite Brighton's Royal Pavilion. The location benefits from easy access to local amenities located along St James' Street (0.1 miles), including local cafes, restaurants, bars, pubs, grocers and entertainment facilities. The North Laine (0.3 miles), Brighton Seafront (0.3 miles) and Churchill Square Shopping Centre (0.5 miles) are close by providing additional dining, shopping and entertainment facilities. Brighton Mainline Railway Station (0.7 miles), many bus routes closely located, the A23 & A27 all provide easy access around Brighton, Hove and into London.

**T: 01273 688881**

## Floor Plan



TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 SQ.M.)  
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Red propertymark  
PROTECTED

Gold propertymark  
PROTECTED

Blue propertymark  
PROTECTED

BHEAA



## Location Map



## Energy Performance Certificate

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current   Previous
99 plus A	82
91-91 B	82
89-80 C	
80-69 D	
69-54 E	
54-38 F	
38 and below G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

## Agents Notes

Tenure Leasehold

117 Year Lease From 2007

Service Charge Half Yearly £1,586.32

Council Tax Band E

(£2,510.71 Per Annum From 1st April 2021)

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