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Oakley

Your Sussex Property Expert



College Court, Kemp Town, Brighton, BN2 0BF



Offers Over £175,000



- First Floor Flat
- Secure Parking
- Lift
- Communal Laundry Room
- No Onward Chain
- For Ages 65 and Over
- Great Location
- Communal Garden
- Communal Lounge
- 603 sq ft/56 sq m



The Property

The apartment is located on the first floor of this well run purpose built block, built in 1991. It is approached via passenger lift and comprises; Two double bedrooms both with west facing double glazed windows, plus a dual aspect lounge, again with double glazed windows. A semi open plan kitchen has appliance space and a window offering views over Eastern Road, and a bathroom with WC and wash basin. The residents have the use of a communal lounge, gardens, laundry & drying rooms, guest rooms and secure parking and lockable storage cabinets in the basement. An on-site manager looks after the buildings and grounds, as well as offering further advice and support as required. Plus, with Anchor Hanover's 24 hour emergency call system, you have access to help and assistance should you ever need it.

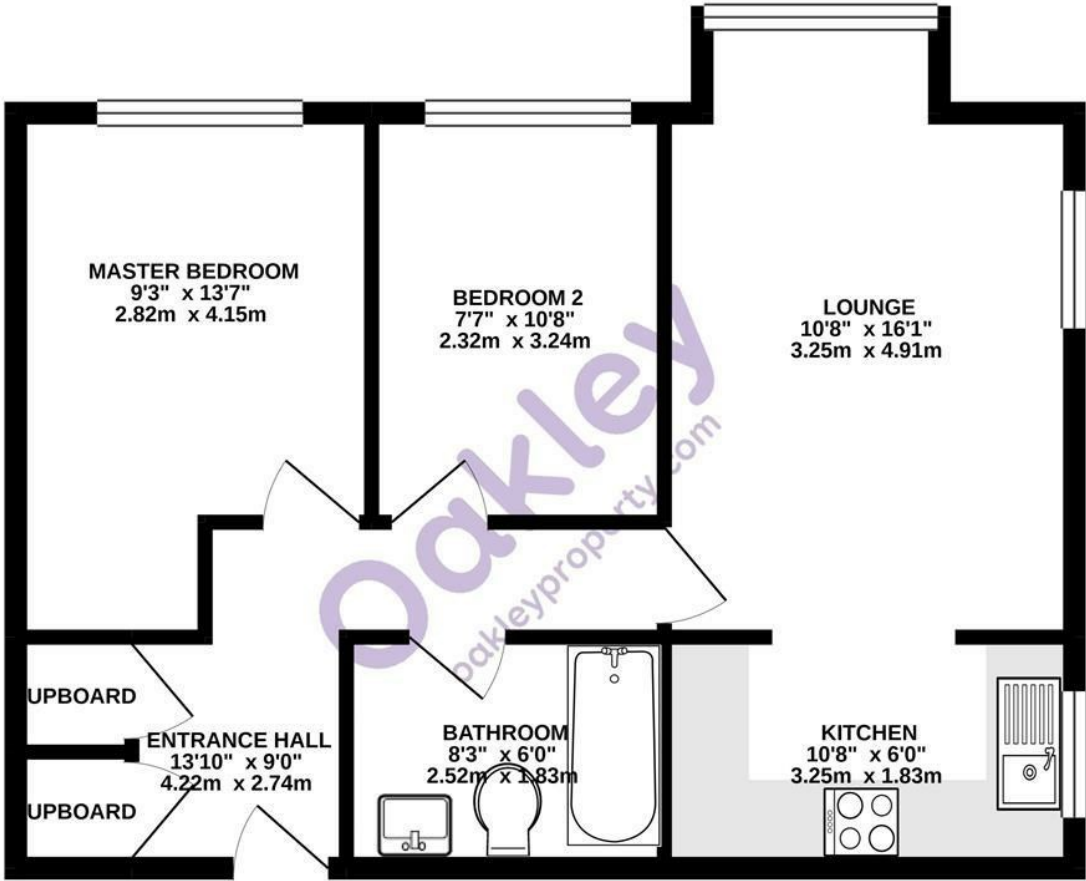
The Location

Eastern Road is situated close to Kemp Town village and the seafront (0.2 mile). Kemp Town offers an eclectic variety of boutiques, cafés and restaurants. There is a Co-op (0.2 mile), a Morrisons (0.7 mile), Boots Pharmacy (0.2 mile) and Buzz Bingo (0.1 mile). Local attractions include the famous Brighton Pier (1.0 mile), the North Laine (1.1 mile), Churchill Square Shopping Centre (1.4 mile) and the Brighton Pavilion (1.2 mile). The Royal Sussex County Hospital is within a short distance. Brighton Mainline Railway Station is approximately 1.4 miles away. Brighton Marina is only a short drive away along the scenic A259 coastal road (1.3 mile) as well as the charming village of Rottingdean. Nearby bus services branch out across Brighton, Brighton Marina and Hove.



T: 01273 688881

FIRST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 sq.m.) approx.
Made with Metropix ©2021





Location Map



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
		54	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Agents Notes

Tenure Leasehold
 Years Remaining 77
 Ground Rent £120 pa
 Service Charge £309.50 pcm
 Council Tax Band B

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Residential Sales, Lettings & New Homes
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The London Office
Residential Sales
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 E enquiries@tlo.co.uk

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