



Belbourne Court, Bread Street, North Laine, Brighton, BN1 1TT

£125,000



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- North Laine Conservation Area
- Sunny Aspect Communal Terrace
- Retirement Flat For the Over 60's
- Parking
- Lift
- Spacious First Floor Flat
- Large Double Bedroom
- On Site Warden
- Fantastic Location
- Internal Floor Area 43 SQ.M / 462 SQ.FT

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-83) 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	

Location Map



The Property

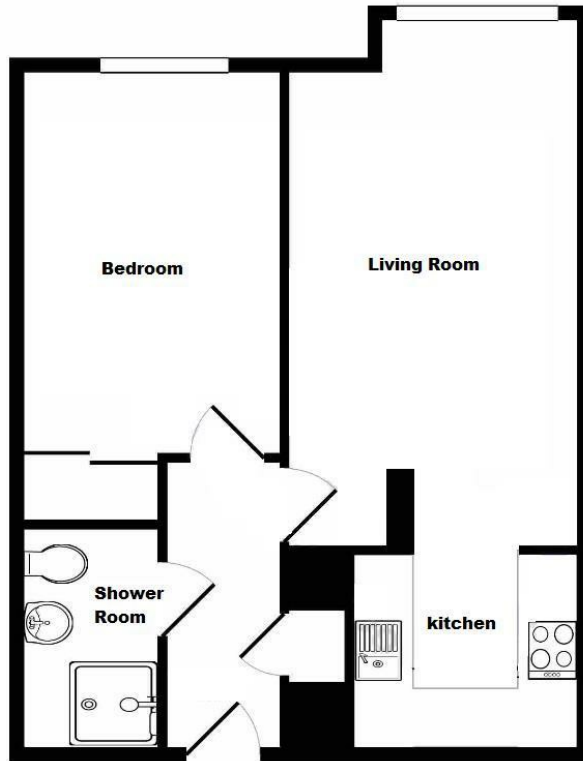
A first floor flat forming part of a purpose built retirement block located in the desirable North Laine conservation area in Brighton. The flat is approached via a passenger lift and is arranged as; entrance hall, living room, kitchen, shower room and bedroom. Belbourne Court offers benefits to its residents including a communal lounge, laundry, guest facilities and communal Terrace. Service charge is £2796 pa.

The Location

Belbourne Court is located in the heart of Brighton City Centre. The location benefits from easy access to many amenities, including cafes, shops, retail, bars, restaurants and entertainment facilities. For example, Brighton Komedia (0.1 miles) and Tesco Express (0.2 miles). These facilities are closely located in the North Laine (50 yards), North Street (0.2 miles), Churchill Square Shopping Centre (0.3 miles), Brighton Seafront (0.5 miles) and Brighton Pier (0.6 miles). In addition, Brighton Mainline Railway Station, many bus routes, the A23 & A27 closely located provide easy access around Brighton & Hove and into London.

Agents Notes

Tenure Leasehold
 Lease Term - 189 Years from 1986
 Service Charge TBC
 Council Tax Band B
 (£1,597.73 per annum from 1st April 2021)



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