



The Barrows, Francis Street, Central Brighton, BN1 4ZJ  
Offers In Excess Of £330,000

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- Modern Two Bedroom Apartment
- City Centre Location
- Well Presented Throughout
- Two Modern Fitted Bathrooms
- Two Sizeable Bedrooms
- Modern Fitted Kitchen
- Balcony
- Remainder of a 12-Year NHBC Warranty
- Ideal For Brighton Mainline Railway Station
- Internal Floor Area 80 SQ.M / 861.113 SQ.FT

## The Property

This well proportioned duplex apartment is situated within a modern apartment block as part of The Open Market re-development constructed in 2014. The communal entrance is accessed from Francis Street with stair and lift access to the first floor. The spacious accommodation comprises an inviting entrance hall with a good sized under stair storage cupboard, the master bedroom complimented with a separate fitted shower room, Stairs rising to the second floor landing featuring a further store cupboard, a open plan living area with patio door leading on to a private balcony. The modern fitted kitchen features Symphony Koncept wall and base units, an integrated ceramic hob, electric oven with extraction hood over, an integrated washer dryer and ample space for a dining table. There is a spacious second bedroom and a fitted modern family bathroom. Other benefits to the property include heating and hot water from an Air Source Heat Pump, video door entry system, remainder of a 12-year NHBC warranty and cycle storage.



## The Location

Francis Street is nestled within central Brighton, between London Road and The Level park, just a short walk to the city's many entertainments / attractions and Brighton Mainline Station.

The Level (0.1 miles) has been awarded a Green Flag Award for its well managed facilities and grounds, including a cosy café, sensory play garden area and "bee bed". The nearby North Laine (0.4 miles) boasts an eclectic variety of cafés, bars and restaurants as well as Duke's at Komedia Picturehouse (0.6 miles), The Theatre Royal (0.7 miles) and Brighton Dome Complex (0.7 miles). The seafront and promenade are also within easy reach (1.1 miles).



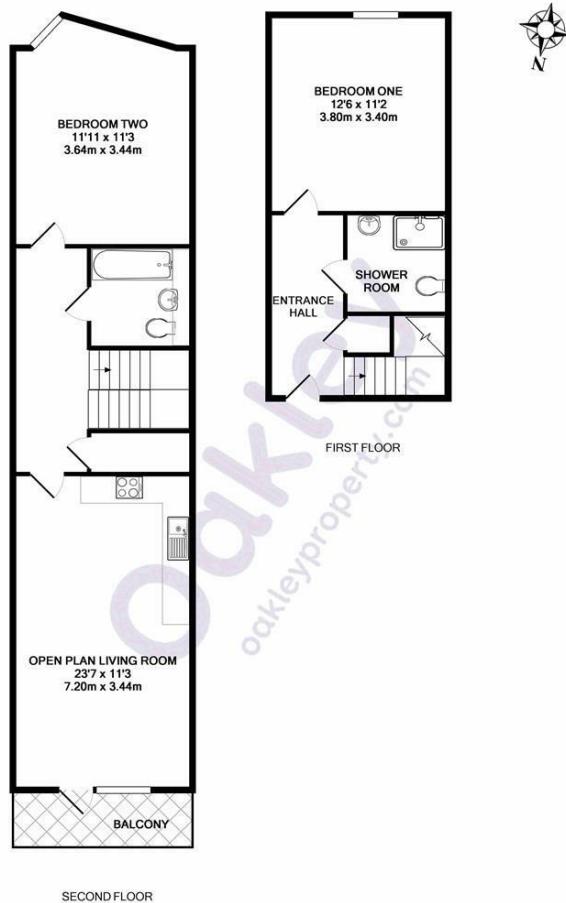
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The Property  
Ombudsman

BHEAA

## Floor Plan



## Agents Notes

Tenure Leasehold  
Lease Length TBC

Ground Rent TBC  
Service Charge TBC  
Council Tax Band D (£2,054.22 P.A.)

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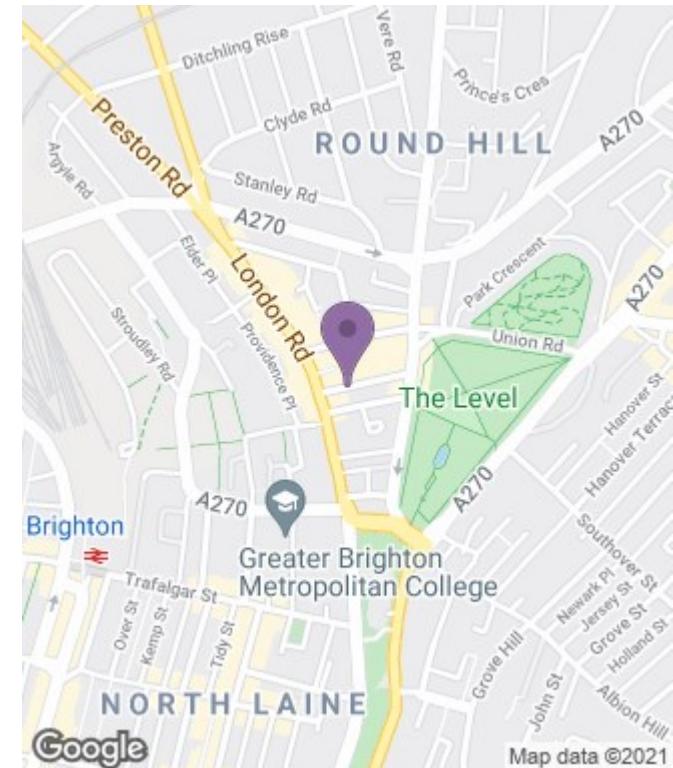
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## Location Map



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	90	90
(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			

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