



Oakley

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



[oakleyproperty.com](https://www.oakleyproperty.com)



- 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



Tel: 01273 688881

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 Konzept 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).



Floor Plan



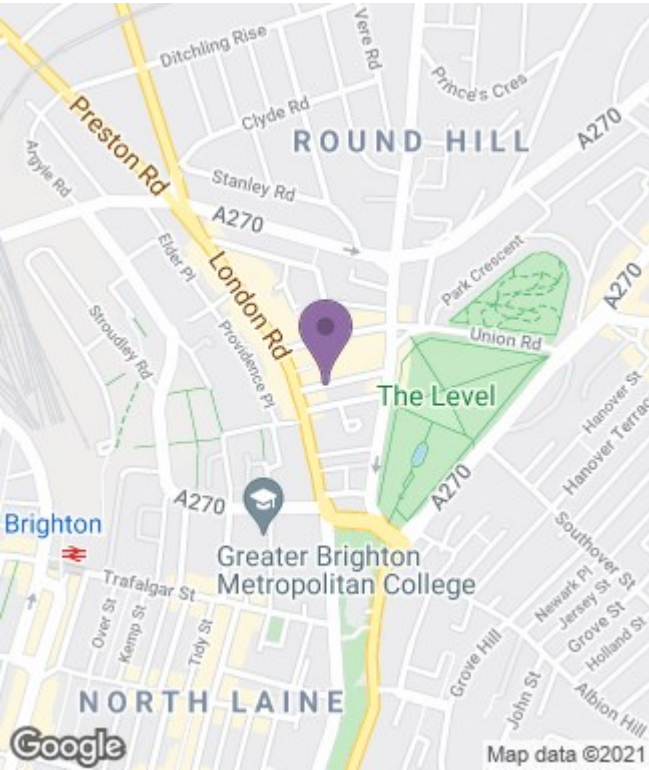
FRANCIS STREET, BRIGHTON, EAST SUSSEX, BN1 4ZJ
TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)
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Agents Notes

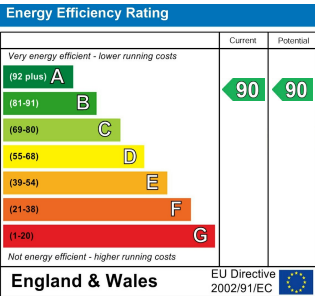
Tenure Leasehold
Lease Length TBC

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

Location Map



Energy Performance Certificate



<p>Brighton & Hove City Office Residential Sales & New Homes</p> <p>T 01273 688881 E brighton@oakleyproperty.com</p>	<p>Shoreham-by-Sea Office Residential Sales, Lettings & New Homes</p> <p>T 01273 661577 E shoreham@oakleyproperty.com</p>	<p>Lewes Town & Country Office Residential Sales, Lettings and New Homes</p> <p>T 01273 487444 E lewes@oakleyproperty.com</p>	<p>The London Office Residential Sales</p> <p>T 020 839 0388 E enquiries@tlo.co.uk</p>	<p>Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to the properties are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The total floor area shown has been taken from the EPC.</p>
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