



Circus Street, Brighton

Asking Price
£385,000
Leasehold

- TWO BEDROOM APARTMENT
- LONG LEASE
- MODERN DECOR THROUGHOUT
- TWO BATHROOMS
- NO ONWARD CHAIN
- PRIVATE BALCONY

Robert Luff & Co are delighted to offer to market this outstanding two bedroom, two bathroom apartment located in Circus Street. Also benefiting from a long lease, open plan kitchen/living, private balcony and modern decor throughout.

Circus Street is located in the the heart of central Brighton. This superb location benefits from a variety of amenities right on the proverbial doorstep, such as local cafes, boutiques, bars, pubs, high street shopping and entertainment facilities. Brighton Dome, Brighton Komedia, Churchill Square Shopping Centre, Brighton Seafront & Brighton Palace Pier, Brighton Mainline Railway Station, Waitrose supermarket, Sainsburys supermarke, Theatre Royal.

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Accommodation

Entrance Hall

Storage Cupboard

Kitchen/Living Area 22'6" x 19'0" (6.86 x 5.81)

A range of matching wall & base units. Worktop incorporating stainless steel sink/drain. Integrated oven, hob, extractor, washing machine, dishwasher and fridge freezer. Spacious living/dining area with access to private west facing balcony.

Bedroom One 11'6 x 11'3 (3.51m x 3.43m)

Sliding doors to Juliette balcony. Carpeted throughout.

Ensuite

Shower cubicle. WC. Wash hand basin. Heated towel rail. Inset spotlights.

Bedroom Two 11'3 x 9'9 (3.43m x 2.97m)

Window to front. Carpeted throughout.

Bathroom

Bath with shower overhead. WC. Wash hand basin. Heated towel rail.

AGENT NOTES

Leasehold: 244 Year Remaining

SC: £365.93 PCM

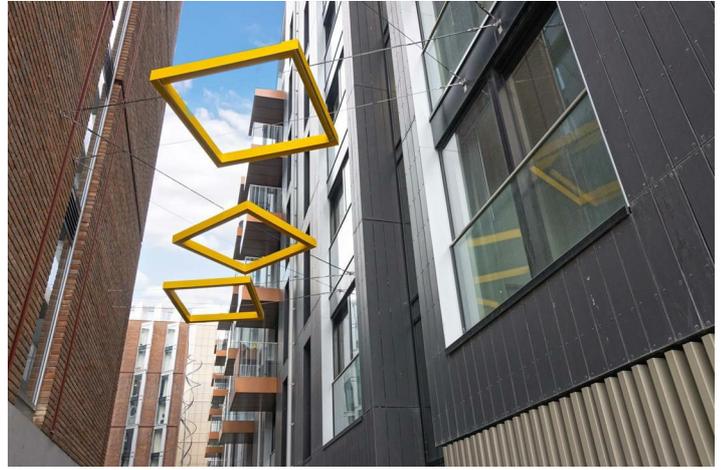
GR: £150 PA

EPC: B

Council Tax: B



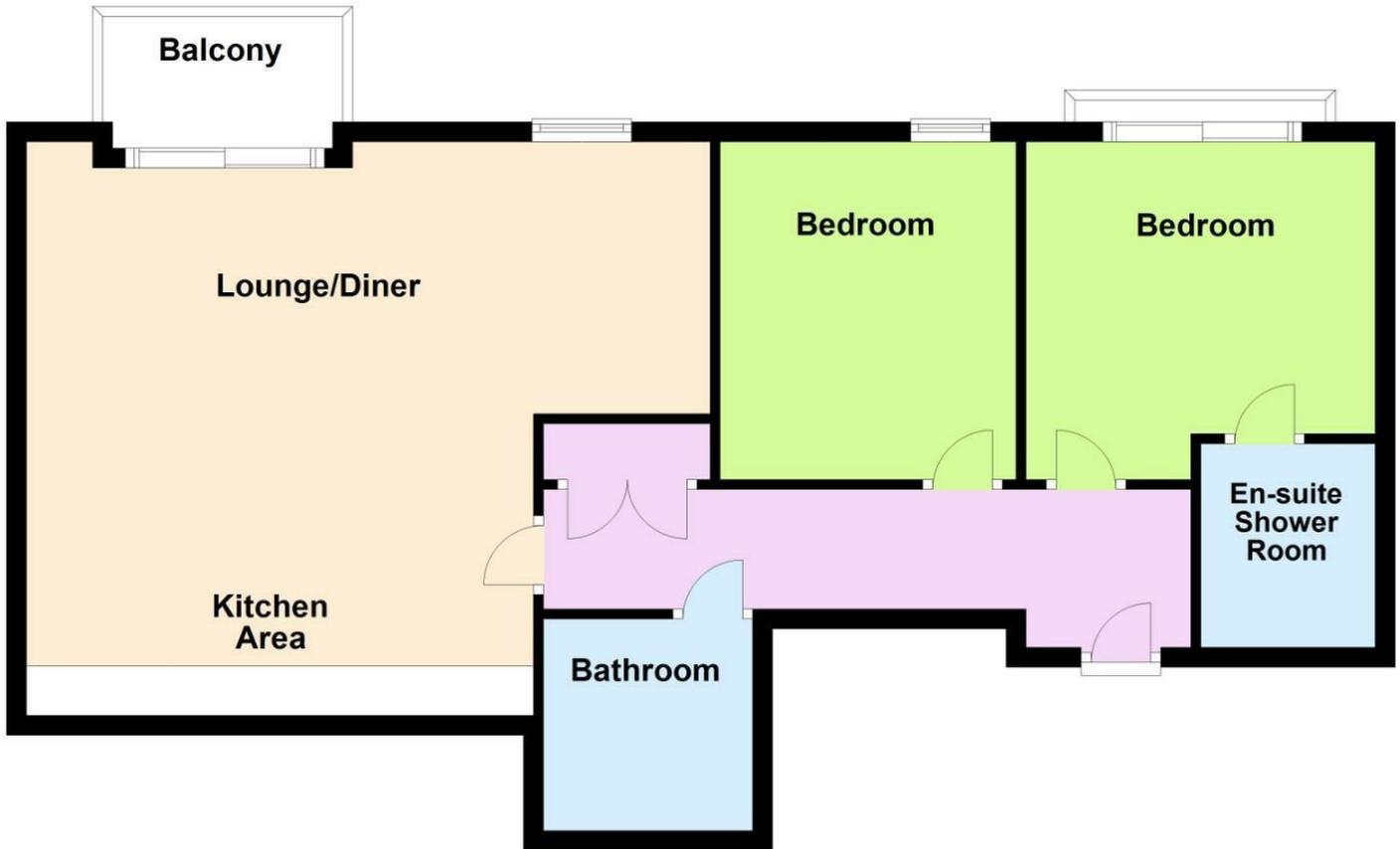
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Floor Plan

Approx. 75.1 sq. metres (808.8 sq. feet)



Total area: approx. 75.1 sq. metres (808.8 sq. feet)

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.