



Asking Price
£325,000
 Leasehold

New England Street, Brighton

- WALKING DISTANCE TO BRIGHTON STATION
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LIVING
- JULIETTE BALCONY
- ECO-CONSCIOUS DESIGN

Robert Luff & Co are delighted to bring to market this fifth-floor apartment in Pullman Haul, New England Street. The property offers modern living with eco-conscious design. Ideally located near Brighton's mainline station and North Laines. Other benefits include; an open plan kitchen/lounge area with Juliette balcony, modern fitted kitchen with integrated appliances, fully tiled bathroom and spacious bedrooms with rooftop views. Built in 2009 as part of the One Brighton eco-development, featuring rooftop allotments, cycle storage, triple-glazed windows, a ventilation heat recovery system, and a communal boiler. Solar panels and wind power contribute to its net-zero carbon footprint.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Bedroom One 16'5" x 8'5" (5.01m x 2.59m)

Bedroom Two 11'10" x 8'5" (3.61m x 2.59m)

Open Plan Kitchen/Lounge 22'8" x 12'5" (6.91m x 3.81m)

Bathroom

Balcony

Agent Notes

Remaining Lease: 107 Years

Service Charge: Ask Agent

EPC: Rating B

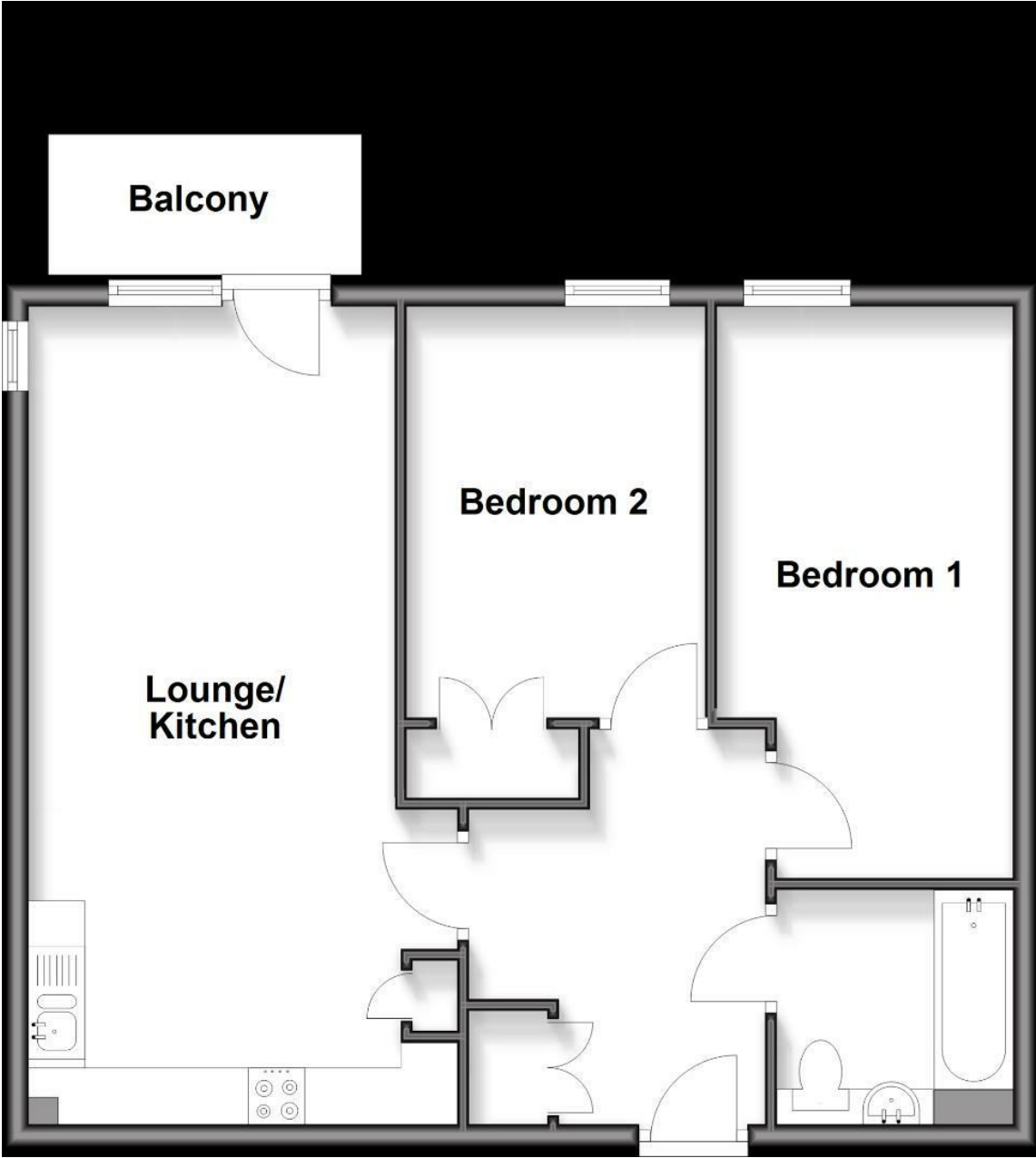
Council Tax: C



28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Energy Efficiency Rating	
	CurrentPotential
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	
	CurrentPotential
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.