



Asking Price
£375,000
Leasehold

Frederick Place, Brighton

- TWO BEDROOM GROUND FLOOR APARTMENT
- PRIVATE BALCONY
- LONG LEASE
- IDEAL NORTH LAINE LOCATION
- GOOD DECORATIVE ORDER THROUGHOUT
- SUPER QUIET FOR SUCH A GREAT LOCATION

Robert Luff & Co are delighted to bring to the market this outstanding two bedroom apartment located in Frederick Place. This apartment is situated in the heart of central Brighton in the North Laines. Accommodation offers; Two bedrooms, open plan kitchen/living area, family bathroom and private balcony. This convenient location affords easy walking access to Brighton mainline railway station, the seafront, the Churchill Square Shopping Centre, Prince Regent swimming pool and a host of bars, cafes, shops, restaurants & entertainment venues.

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Accommodation

Entrance Hall

Kitchen/Living Area 25'5" x 10'11" (7.75m x 3.33m)

Bedroom One 11'6" x 10'9" (3.51 x 3.30)

Lovely double bedroom with built in wardrobe and south facing windows

Bedroom Two 8'6" x 7'5" (2.60 x 2.27)

Bathroom

AGENTS NOTES

Lease: 150 Years from 29th September 2001

Service Charge: Approx £1400 PA

Ground Rent: £200 PA

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Floor Plan

Approx. 52.2 sq. metres (561.8 sq. feet)



Total area: approx. 52.2 sq. metres (561.8 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			
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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.