



Guide Price
£425,000
 Share of Freehold

Upper North Street, Brighton

- A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT
- VAULTED CEILING IN THE KITCHEN/LIVING AREA
- PRIVATE, SUNNY LANDSCAPED REAR GARDEN
- SHARE OF FREEHOLD
- SELF MANAGED BUILDING
- LOFT STORAGE

*** GUIDE PRICE £425,000 - £450,000 ***

Robert Luff & Co are delighted to bring to market this unique, rarely available two double bedroom apartment with a delightful, sunny, landscaped rear garden. Upper North Street is located in the heart of Brighton, with Western Road at the bottom of the road, which contains many of the areas restaurants, bars and shops. The Churchill Centre, nearby Lanes and North Laine all offer a great variety. Brighton's seafront, with its promenades, beaches and even more choices, is only a short walk away. Also within walking distance are many venues for the Brighton Festival, including the Dome, Theatre Royal, several parks/gardens, Seven Dials and Brighton's station is only 10 minutes walk away.

Accommodation offers; A beautifully presented, open plan kitchen/living area, modern fitted bathroom, two double bedrooms and a secluded, private rear garden. Other benefits include; a share of freehold, self managed block and unique features throughout.

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen/Living/Diner 16'8 x 16'3 (5.08m x 4.95m)

Bedroom One 11'3 x 9'5 (3.43m x 2.87m)

Bedroom Two 19 x 8'4 (5.79m x 2.54m)

Bathroom

Landscaped Rear Garden

AGENT NOTES

SHARE OF FREEHOLD

SC: £150 PCM

EPC: D

COUNCIL TAX: B

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Total area: approx. 60.1 sq. metres (646.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.