



Norfolk Square, Brighton



Guide Price
£400,000
Leasehold

- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- SEA VIEWS
- EXCLUSIVE USE OF SOUTH/WEST FACING ROOF TERRACE
- BRIGHTON CITY CENTRE LOCATION

GUIDE PRICE: £400,000 - £425,000

Robert Luff & Co are delighted to bring to market this spacious two bedroom flat situated on the first floor of this converted Regency style building. Norfolk Square is situated right in the heart of popular Brighton city centre, close to local shopping facilities and is within walking distance from Brighton's picturesque coastline.

Accommodation offers; spacious open planned kitchen / lounge, two double bedrooms and a family bathroom. Further benefits include; sea views, exclusive use of the roof terrace and stunning original features.

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Doors leading to;

Lounge 16'4" x 13'5" (5.0 x 4.10)

Wooden flooring, wall mounted radiators, South facing sash window, West facing floor to ceiling windows leading to private roof terrace, corncicing,

Kitchen 9'10" x 6'6" (3.0 x 2.0)

Wooden flooring, mix of wall and base units set under worktop with induction hob, oven, sink with drainer, South facing sash window, extractor fan, built in washing machine and fridge freezer, space for dishwasher

Bedroom One 13'1" x 10'9" (4.0 x 3.30)

Wooden flooring, built in wardrobes, sash windows with shutters, corncicing, wall mounted radiator

Bedroom Two 9'2" x 8'2" (2.80 x 2.50)

Wooden flooring, original stain glassed windows, wall mounted radiator, corncicing,

Bathroom

WC, bath with shower, sink, wall mounted heated towel rail, extractor fan

Roof Terrace

South West facing, sea views, ample space for table and chairs

Agents Notes

Tenure: Leasehold

Maintenance Fee: £476.52 Per Annum

Ground Rent: £100 Per Year Payable £50 Per 6 Months

EPC Rating: D

Council Tax Band: B

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

T: 01273 921133 E:

www.robertluff.co.uk



Kilgannon House



First Floor
Approximate Floor Area
625.81 sq ft
(58.14 sq m)

Approximate Gross Internal Area = 58.14 sq m / 625.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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		65	75
	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.

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

T: 01273 921133 E:

www.robertluff.co.uk