



College Terrace, Brighton

Guide Price
£290,000
Leasehold

- LARGER THAN USUAL ONE BEDROOM FLAT
- SOUTH FACING LIVING ROOM
- EPC RATING: C
- RECENTLY REFURBISHED THROUGH OUT
- 55 SQ. M

GUIDE PRICE: £290,000 - £300,000

Robert Luff & Co are delighted to bring to market this larger than usual one bedroom apartment situated in the popular Kemp Town area. Situated on the second floor this apartment boasts Southernly views, over looking Brighton College playing fields. Kemp Town Village is only a short walk away, renowned for its charming atmosphere, boasting an array of delightful coffee shops, vintage boutiques, butchers, and greengrocers. Plus, with easy access to Brighton city centre and its bustling mainline train station.

Accommodation offers; One bedroom, South facing living room, separate kitchen and a family bathroom. Other benefits include; long lease, recently refurbished through out, gas central heating, separate utility room and having been fully re-wired.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Reception Room 17'3" x 14'6" (5.27 x 4.43)

Kitchen 10'8" x 5'5" (3.26 x 1.66)

Bedroom 14'4" x 12'6" (4.37 x 3.82)

Family Bathroom

Utility Room 7'9" x 4'1" (2.37 x 1.25)

Agents Notes

Tenure: Leasehold: 122 Years Remaining

Service Charge: £2000 Per Annum

Ground Rent: £250 Per Annum

Council Tax Band: B

EPC Rating: C

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COLLEGE TERRACE



Approximate Gross Internal Area = 55.31 sq m / 595.35 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		EU Directive 2002/91/EC	82

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.