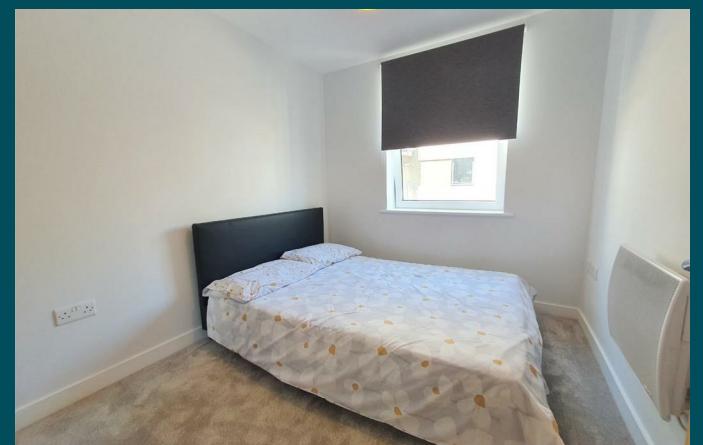
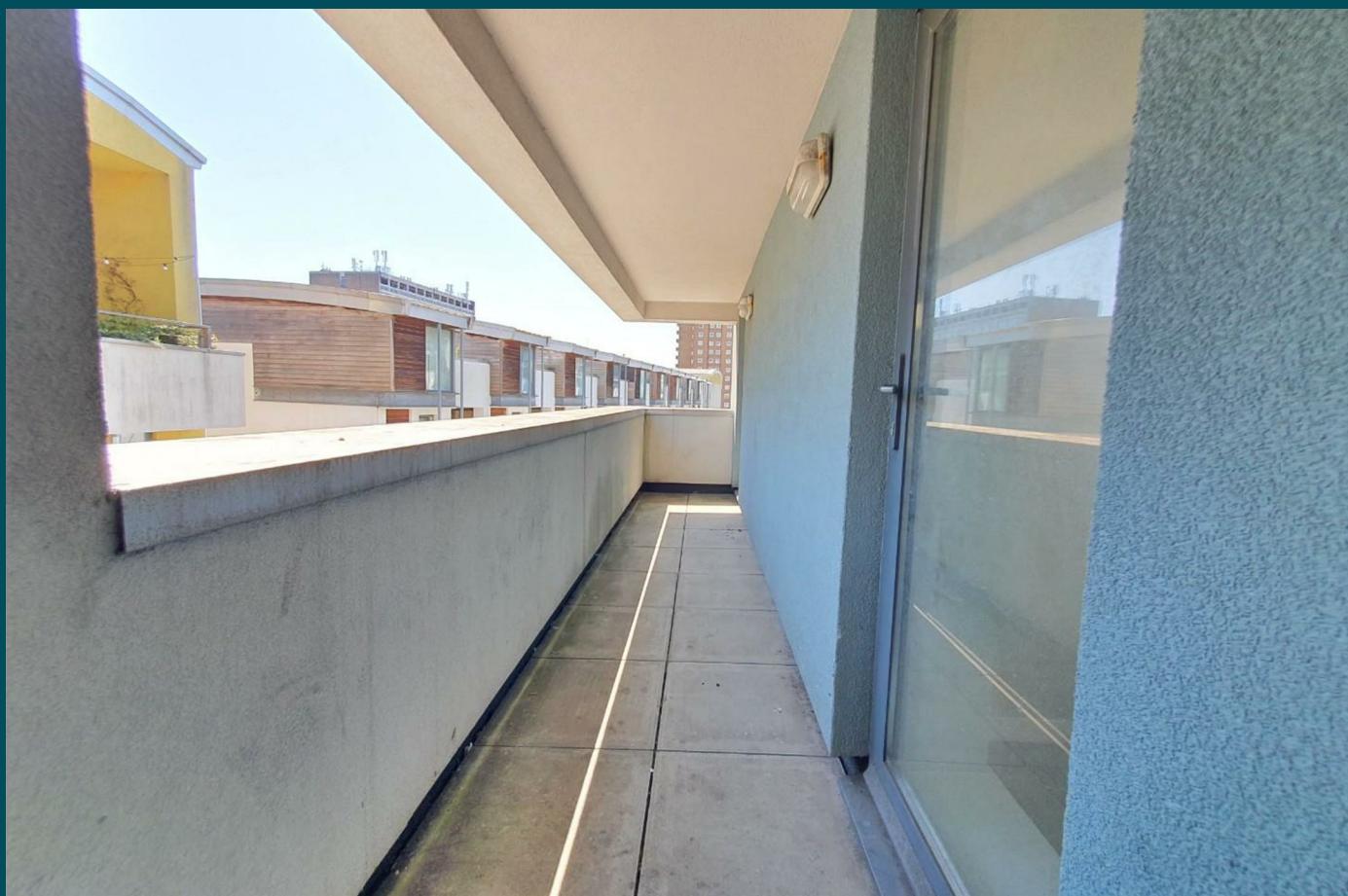


Flat 35, 2, Sharphorne Court Fleet Street
Brighton, BN1 4GS



Flat 35, 2, Sharphorne Court Fleet Street

Brighton, BN1 4GS

Guide price £400,000

A beautifully presented, contemporary three double bedroom, two-bathroom apartment, situated in a highly sought-after area of central Brighton. Positioned on the third floor of a secure, purpose-built development, this property offers both comfort and convenience within easy walking distance of Brighton mainline train station.

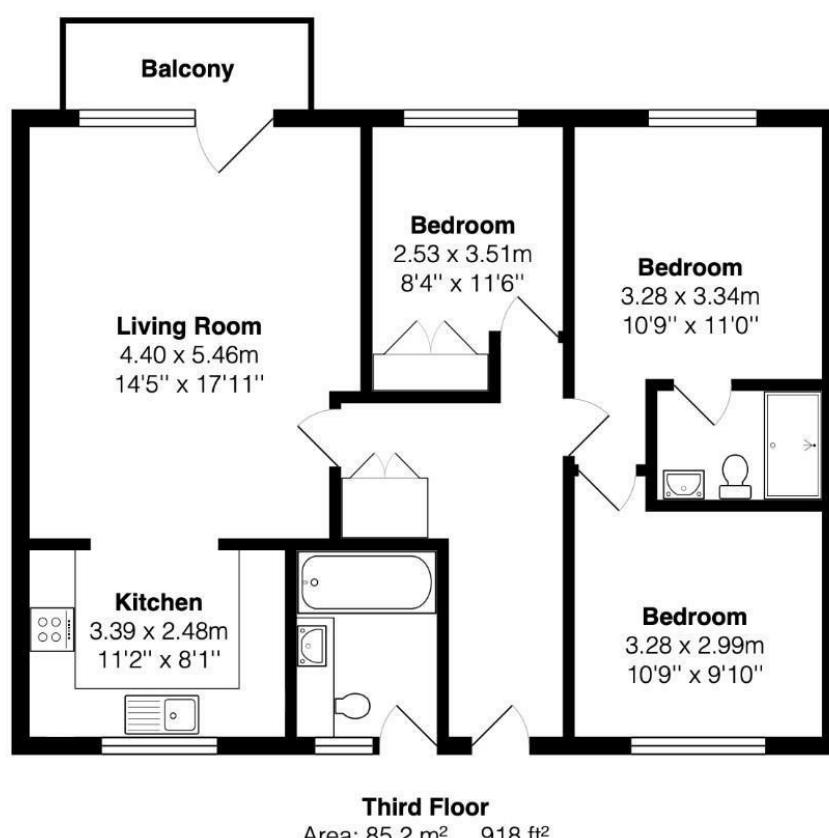
Upon entering, you are welcomed by a generous hallway that includes built-in storage cupboards, providing practical space for coats, shoes, and additional items. The expansive living/dining area is flooded with natural light, offering a flexible layout ideal for both relaxing and entertaining. The room opens out onto one of two private balconies. The apartment features a sleek, modern kitchen equipped with high-gloss cabinetry, integrated appliances, ample counter space, and under-cabinet lighting.

There are three well-proportioned double bedrooms, each with neutral décor and plush carpeting. The master bedroom benefits from a private en-suite shower room, while the other two bedrooms are served by a family bathroom.

Residents can take advantage of a secure communal roof terrace and beautifully landscaped garden, ideal for soaking up the sunshine.

Perfectly positioned in Brighton's vibrant city centre, this property offers immediate access to a wealth of amenities, including popular cafés, bars, restaurants, and supermarkets. Just a short distance away, you will find the eclectic North Laine's, renowned for its abundance of independent shops. The property also benefits from excellent transport connections, with Brighton railway station nearby, offering fast and convenient links to London and across the South East.

The property is sold with the added benefit of no onward chain. *Guide price £400,000-£425,000*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	78	85
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	