



hamlyn
smith.

New England Street, Brighton, BN1 4LS

£230,000

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 1 Bedroom

 1 Reception

 1 Bathroom

Introducing an impeccably presented one-bedroom apartment on the fourth floor of the New England Quarter building in Pullman Haul, an award-winning and eco-conscious development in Brighton, BN1 4LS. Boasting proximity to Brighton's mainline station and the lively North Laines, this property offers not only convenience but also a range of eco-friendly features.

- Chain free
- City centre location
- West facing balcony
- Triple glazing
- On-site property manager
- Water rates included within service charge





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This residence showcases rooftop mini allotments, a passenger lift and storage locker ensuring a comfortable and sustainable living experience. The open-plan living room and kitchen seamlessly connect, leading to a west-facing balcony that enhances the overall charm.

Key features of the property include a modern fitted kitchen with a built-in fridge freezer, washing machine, dishwasher, induction hob, and generous storage space. The bathroom is fully tiled and features a shower over the bath and WC, while the generously sized bedroom is bathed in natural Westerly light.

Highlighting its commitment to sustainability, this property encompasses the following eco credentials:

Built circa 2009, as part of the One Brighton eco Development.

West facing Balcony with herb planter

Onsite cycle storage

Roof top allotments

Integrated, energy efficient dishwasher, fridge and washing machine

Development built with One Planet Living principles / Framework

EPC rating: B

CO2 emissions: A

Net zero carbon

Triple glazed windows

Energy efficient lights and fittings

Mechanical Ventilation with Heat Recovery system

Super insulated walls

Communal biomass boiler

Photovoltaic (solar) panels

Energy is generated both onsite from solar panels and biomass boiler, as well as from off-site wind power.

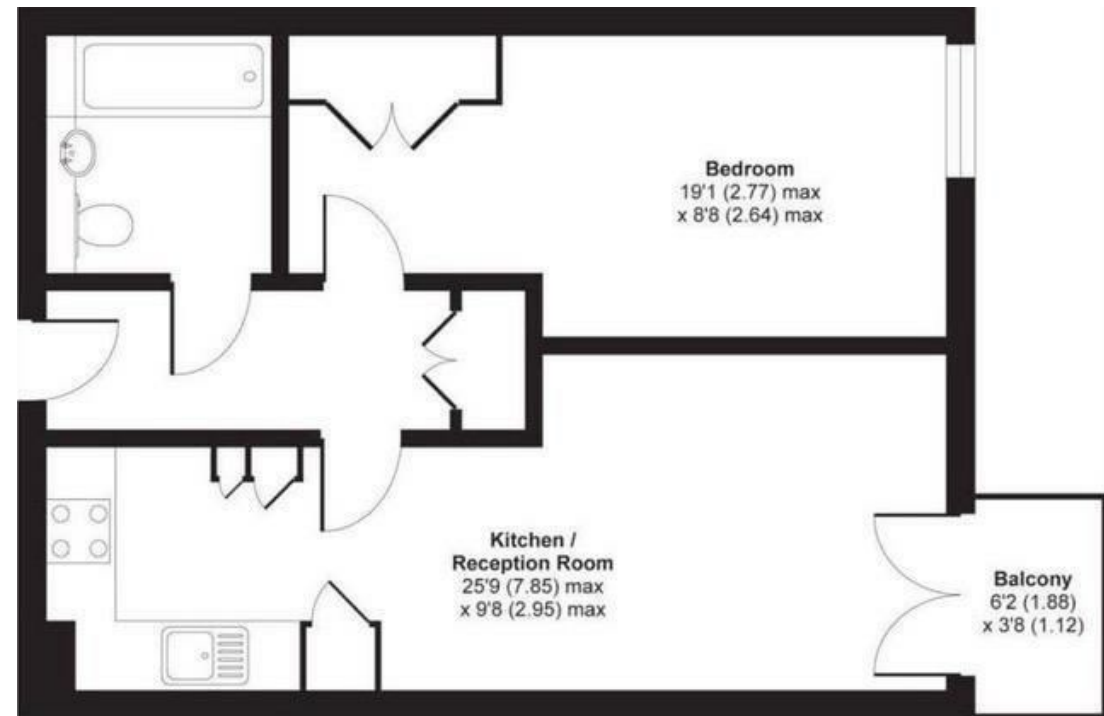
Onsite composter and recycling facilities

Ecohomes Environmental assessment award with 'Excellent' rating

Building materials from recycled or sustainable sources

The first One Planet Community in the UK

This residence combines modern living with a dedication to environmental responsibility, offering a unique and sustainable lifestyle in the heart of Brighton.



FOURTH FLOOR