GREENWAYS PROPERTY

Estate and Letting Agents

11 Princes House, North Street, Brighton, BN1 1EA

Guide price £270,000

Guide Price: £270,000 - £290,000

This modern apartment boast a spacious reception room, one double bedroom with built in wardrobes, a modern shower room and ample storage. Converted in 2015, this apartment features central heating and double glazing. The two passenger lifts and security entry system providing convenience and peace of mind. This charming one-bedroom apartment is located on North Street in the heart of Brighton, just a stone's throw away from the iconic Royal Pavilion. Situated on the second floor of a purpose-built building, this property offers great accommodation in the bustling city centre.

With a total of 473 sq ft of living space, this apartment is a great buy-to-let opportunity and a sound investment for those looking to expand their property portfolio. No onward chain.

Communal Entrance

Video security door system, elegant entrance foyer with additional security door leading to two passenger lifts and stairs.

Entrance Hall

16'8 x 3'3 (5.08m x 0.99m)

Doors leading to all rooms, two storage cupboards, one housing the hot water cylinder. Entry phone system, wood laminate flooring, ceiling downlighters.

Living Room

22'11" x 10'11" (7.01m x 3.35m)

Open plan reception room decorated in neutral colours with double glazed windows offering views up towards North Street, inset chrome down lighting, two contemporary flat panel radiators, wood effect laminate flooring and telephone points, storage cupboard.

Kitchen

22'11" x 10'11" max (7.01m x 3.35m max)

Modern Paula Rosa fitted kitchen with stainless steel appliances, a range of wall and base units, solid granite work surfaces with matching splash backs and under mounted sink with mixer tap. Inset four ring electric hob with integrated fan assisted oven beneath and brushed steel canopy extractor above and brushed steel splash backs. Integrated fridge, dishwasher, washing machine and integrated eye level microwave.

Bedroom

11'1" x 8'11" (3.4m x 2.74m)

Double glazed window with a south westerly aspect and fitted blind, inset chrome down lighting, flat panel contemporary radiator, built in wardrobes with hanging rail and opaque glass sliding doors and chrome handles.

Shower Room

10'2" x 6'11" (3.1m x 2.13m)

An impressive Villeroy Bosch shower room suite comprising Villeroy Bosch sink unit with glass and chrome pedestal, wall mounted chrome mixer taps, low level close couple WC with button flush, tiled splash backs, chrome wall mounted heated towel rail, quadrant shower cubicle with sliding glass screen, wall mounted chrome shower controls and chrome shower head, inset down lighting and ceramic tile flooring.

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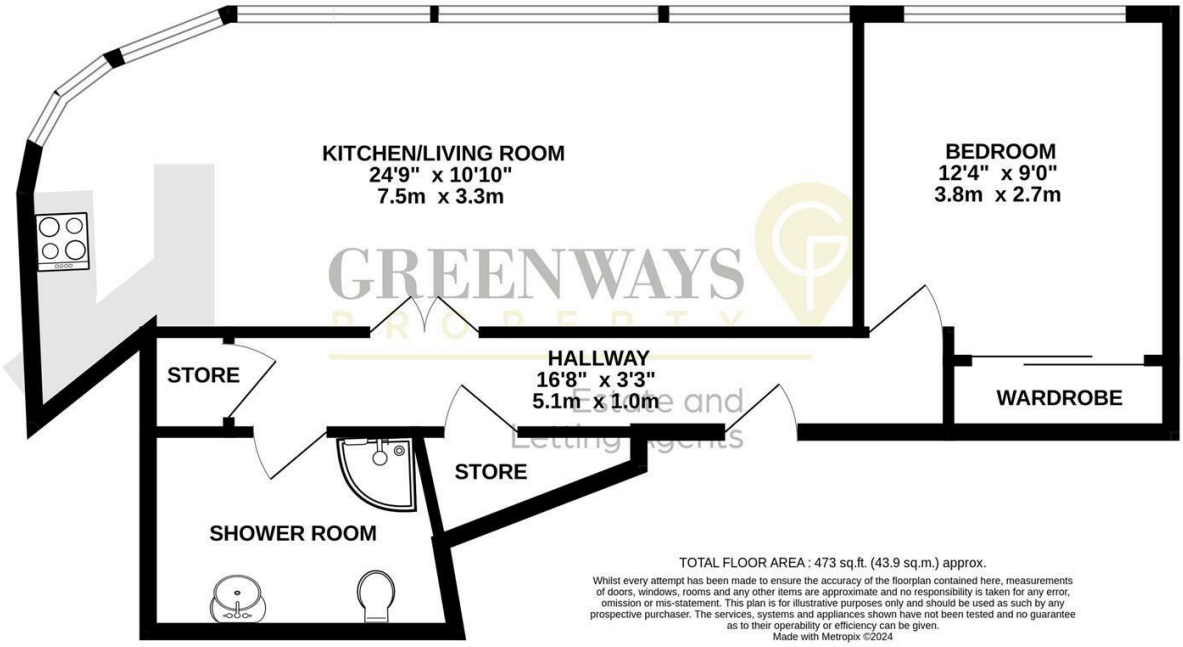
Other Information

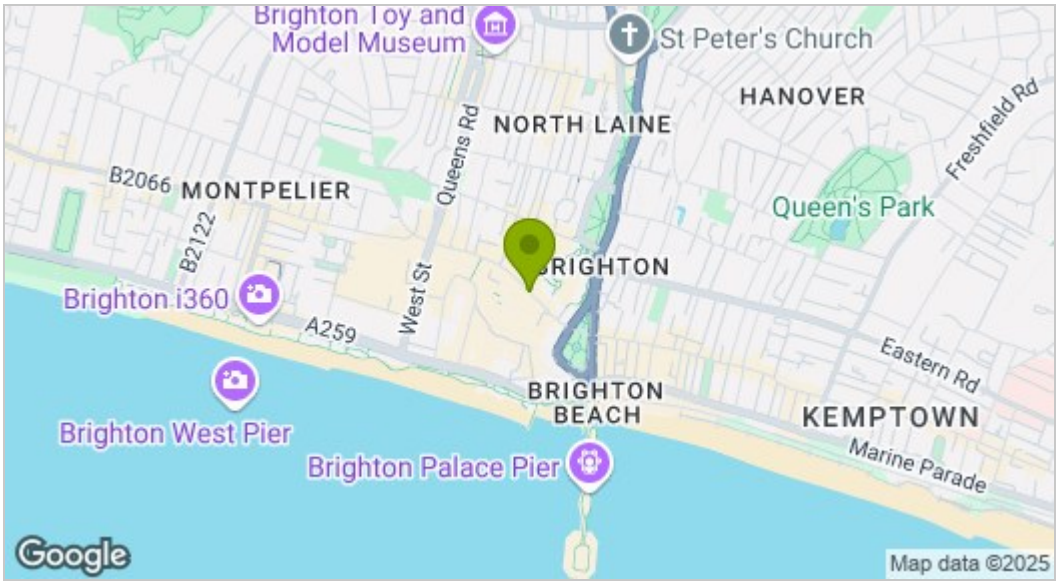
Tenure - Leasehold
Lease – 125 years from 25.12.2001 (102 years)
Ground Rent - £200 per annum
Service Charge - £2,230 every 6 months
Council Tax Band - E
Local Authority - Brighton and Hove

Floor Plan

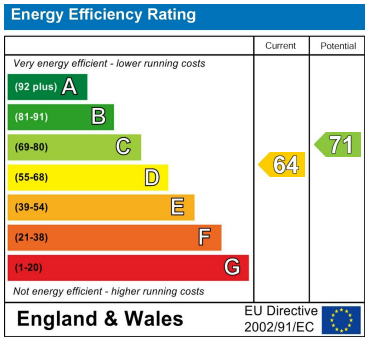
SECOND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



Area Map



Energy Efficiency Graph



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Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements.
The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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