



## 43 STEPNEY COURT, NEW ENGLAND STREET BRIGHTON, BN1 4GQ

LEASEHOLD

Superb apartment located in the popular New England Quarter. This fantastic apartment is located on the second (top) floor and benefits from good sized rooms, a lovely layout and plenty of natural light all combining to create a real sense of space throughout. The well presented accommodation comprises two double bedrooms, kitchen/ dining room, bathroom, en-suite shower room and good sized lounge opening onto a private balcony with roof top views across Brighton. Additional benefits include a passenger lift and an impressive communal roof terrace. The property is sold with no onward chain.

This popular location offers easy access to popular local shops, cafes and restaurants in Brighton popular North Laines, along with being within easy reach of the City Centre along with Brighton mainline station.

**Nicholas  
James**

SALES LETTINGS AUCTIONS

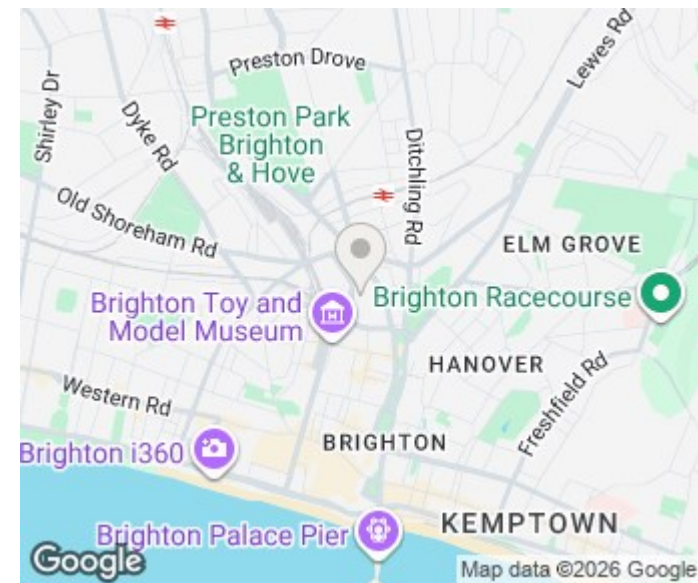






### Top Floor Apartment (2)

Approx. 73.4 sq. metres (790.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Rennalls Date Prepared - August 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

# Nicholas James

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