



Avalon, West Street, Brighton, BN1 2RP
Asking Price £599,000

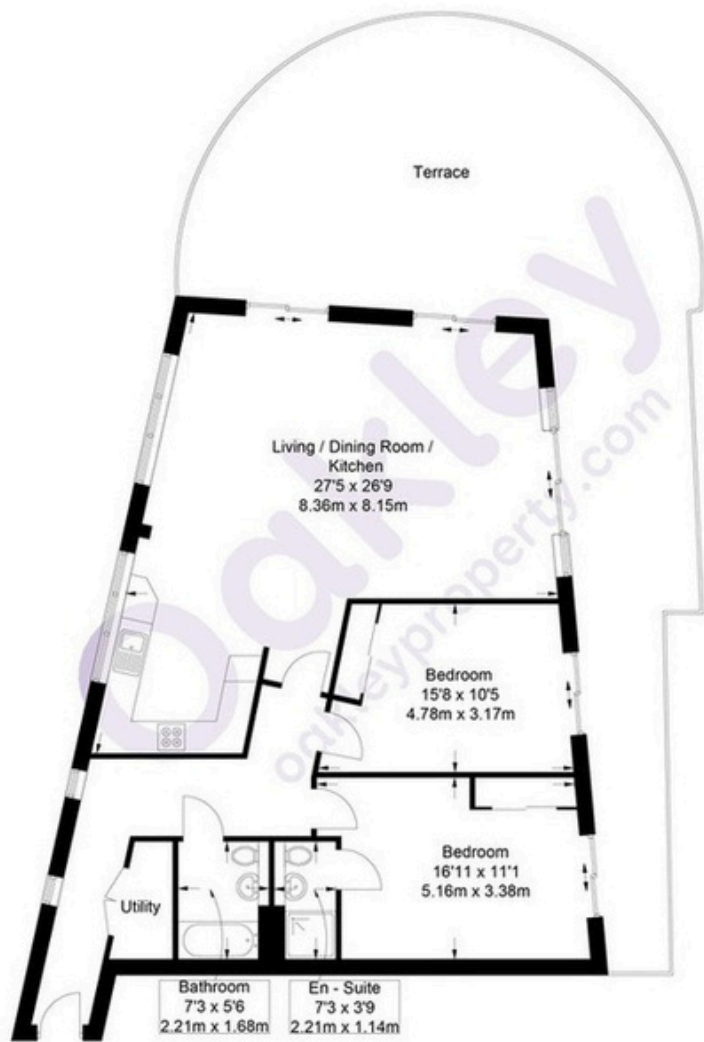
Avalon, West Street, Brighton, BN1 2RP

This triple aspect penthouse apartment has it all, south facing terrace, no onward chain, secure parking, excellent location, sea views, light & spacious and a lift.

The stunning living area has the wow factor with windows to 3 sides, wood floor and doors with access out on to the south facing decked terrace having superb views across Brighton, The Shelter Hall, out to the sea and as far as wind farm and the sea. The modern high gloss kitchen area is neatly recessed and offers integrated appliances, double oven, stone work surface and window with roof top views. Both double bedrooms have direct access to the roof terrace. The main bedroom has an en-suite shower room and there is a further bathroom off the hallway. The development is has security gates with intercoms at both entrances. The allocated parking space is in an underground secure car park accessed from West Street.

Avalon was constructed in 2005 and is ideally located close to Brighton seafront and Brighton Mainline Railway Station (0.5 miles). There is an array of vibrant bars, cafés and restaurants on offer within the adjacent Historic Lanes and North Laine (0.5 miles). The Brighton Dome (0.5 miles), The Theatre Royal (0.4 mile) and Komedia (0.4 miles) are a short walk away hosting numerous events and the seaside excitement of Brighton Pier (0.4 miles). Along North Street and Western Road there are a variety of shops and amenities including a Boots, Marks and Spencer and Waitrose Supermarket. Transport links include Brighton Station (0.5 miles), several bus services can be accessed from North Street and there is excellent access to the A259 coastal road leading to Kemptown and Brighton Marina or Hove in the opposite direction. The property is well located for access to Brighton & Sussex Universities and a number of language schools.





Fourth Floor

Approximate Gross Internal Area = 1098 sq ft / 102 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Property 2022

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	79 C
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure Leasehold
Lease term 107 years remaining
Ground Rent- Approx £1 per annum
Service Charge- Approx £5,095.00 per annum
Council Tax Band F



Please note:

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