



Old College House, Brighton, BN2 9SY

Offers In Excess Of £240,000

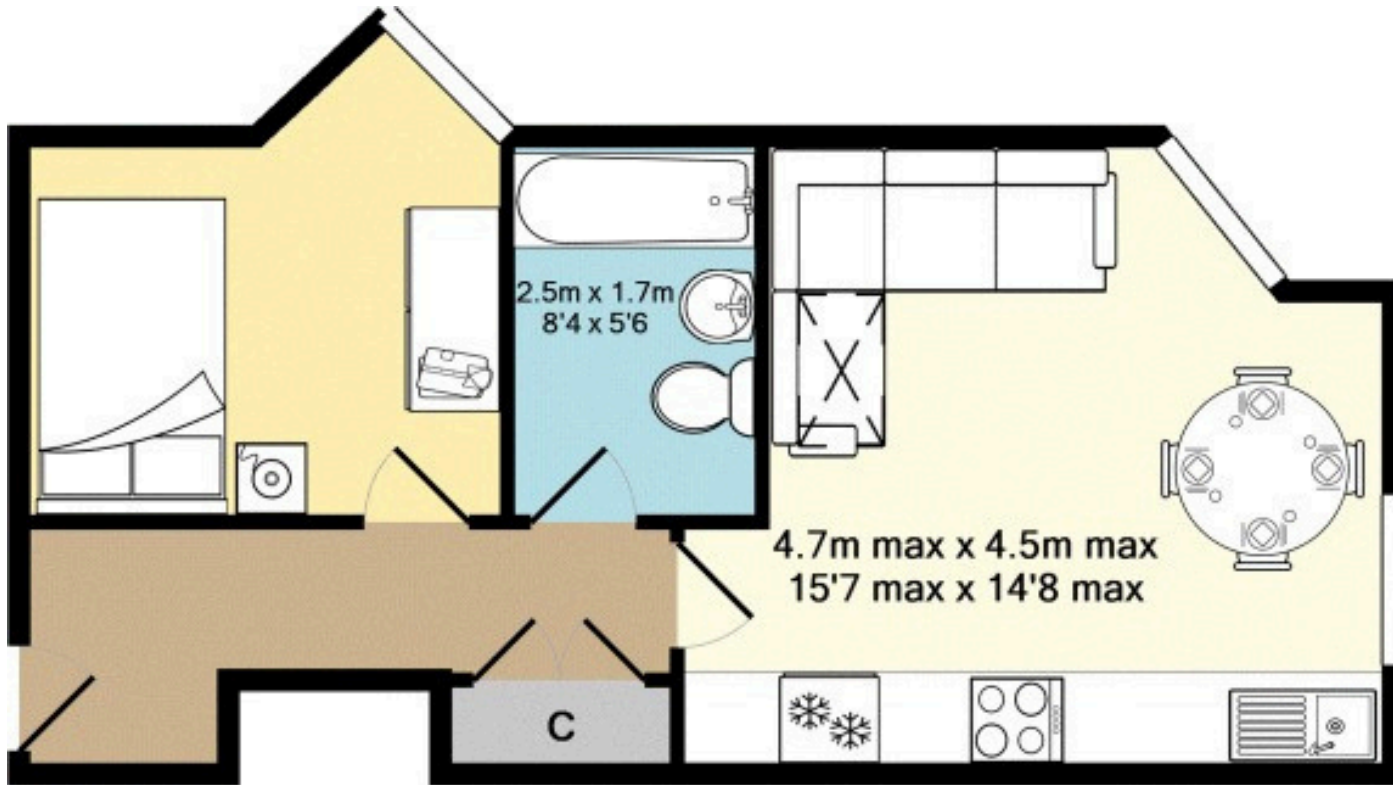
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Stunning top floor apartment forming part of the prestigious Old College development within walking distance of Brighton Station, city centre and the seafront.

The apartment is located at the rear of the new wing on the south side of the development. It can be accessed via the glorious communal hallway or via a secure side gate, past the bike storage area. Take the stairs to the top floor (second) and enter the flat in to a spacious hallway with built in storage cupboard. The accommodation briefly comprises a double bedroom, bathroom with white suite, open plan living area with modern grey fronted fitted kitchen with wooden work surface, two windows and a skylight window letting plenty of light in to the room. Double glazed windows and gas central heating. There is a communal garden space for residents to enjoy.

The landmark Old College House is situated in the heart of the city centre overlooking the fantastic 'Level' park. This is superb central location affords easy access to Brighton mainline station (0.4 miles), the seafront (0.9 miles), the North Laine with its boutiques, bars and restaurants (0.2 miles), Churchill Square Shopping Centre (0.9 miles), The Theatre Royal (0.7 miles), Sainsburys supermarket (0.3 miles), Queens Park (0.5 miles), Duke of York's Picture House (0.5 miles) and many other city centre attractions/amenities.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Notes
 Tenure Leasehold
 104 years remaining on the lease
 Service Charge Approx £1,779 Per Annum
 Sinking Fund Approx £677 Per Annum
 Ground Rent Approx £150 Per Annum
 Council Tax A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Oakley

Your Sussex Property Expert

Brighton & Hove Office
 01273 688 881
 3-6 North Road, Brighton BN1 1YA
 www.oakleyproperty.com
 brighton@oakleyproperty.com

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