



**College Court, Eastern Place, Brighton, BN2 0BF**

Asking Price £90,000

# College Court, Eastern Place, Brighton, BN2 0BF

Ground floor purpose built one bedroom apartment within a popular Kemptown development built specifically for people aged 65 and over.

## The Property

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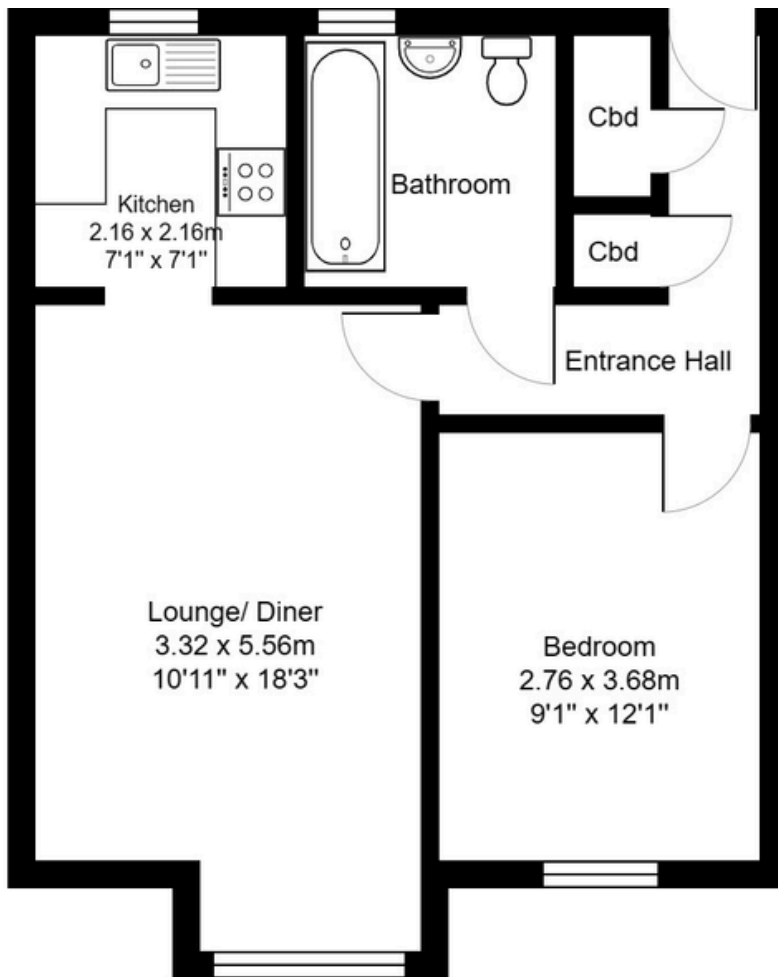
This well proportioned ground floor one bedroom apartment forms part of this popular estate managed block for the over 65's located close to Kemptown village. The flat briefly comprises a double bedroom with fitted wardrobe, lounge, kitchen with a view of the rear communal garden, bathroom and hallway with storage cupboards. College Court benefits from communal facilities including; a south facing communal garden, conservatory, residents' lounge with kitchen facility, underground parking, laundry rooms and visitors' rooms (subject to terms). The block has an on site manager and emergency Carelink system.

## The Location

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College Court is located on the junction of Eastern Road and Montague Place within Kemptown. Enviably located within a few minutes' walk from Brighton seafront (0.2 mile). Kemptown offers an eclectic variety of boutiques, cafés and restaurants on nearby St James's Street (0.6 mile). There is a Co-op (0.6 mile), a Morrisons (0.7 mile), Boots Pharmacy (0.7 mile) and Bingo Hall (0.1 mile) all a short walk away from the property. Local attractions include the famous Brighton Pier (1.0 mile), the North Laine (1.1 mile), Churchill Square Shopping Centre (1.4 mile) and the Brighton Pavilion (1.2 mile). The Royal Sussex County Hospital is within a short distance. Brighton Mainline Railway Station is approximately 1.4 miles away. Brighton Marina is only a short drive away along the scenic A259 coastal road (1.3 mile) as well as the charming village of Rottingdean. Nearby bus services branch out across Brighton, Brighton Marina and Hove.





College Court, Brighton

Total Area: 45.8 m<sup>2</sup> ... 493 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Agents Notes

Tenure Leasehold  
 81 Year Lease Term Remaining  
 Ground Rent- £30 Per Quarter  
 Service Charge- Approx. £316.05 per month  
 (including water)  
 Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		



Please note:

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