



Pavilion Court, William Street Brighton, BN2 9RU

Asking Price £175,000

Pavilion Court, William Street Brighton, BN2 9RU

A bright and airy one bedroom second floor flat in a managed block for the over 55s located in a quiet, central position close to the seafront and plenty of amenities.

The Property

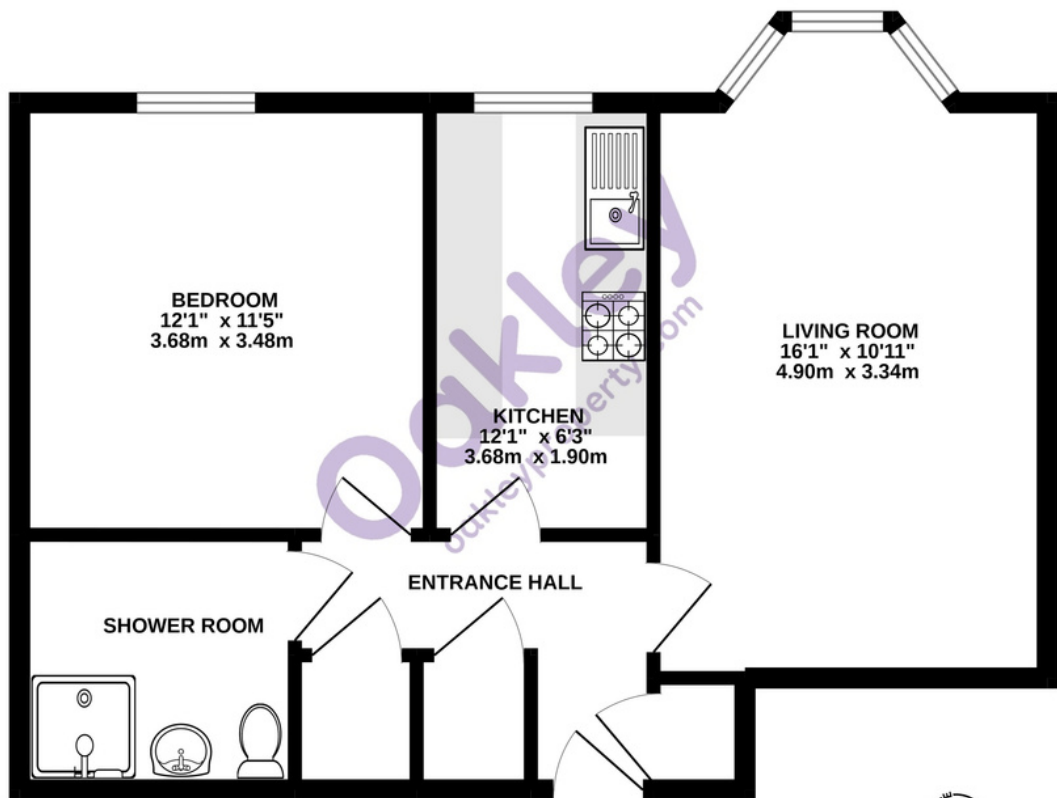
A very nicely presented second floor flat forming part of a purpose built managed block for the over 55s, located in a central position close to the Royal Pavilion. The flat is approached by well kept communal ways and a passenger lift. The recently decorated accommodation comprises; entrance hall, living room with window seat and views over the delightful communal garden, modern kitchen, double bedroom and modern fitted shower room. The development also benefits from communal gardens and there is a residents lounge and onsite manager. There is a guest room available that can be booked for visitors at £20 per night.

The Location

Pavilion Court is ideally situated in the heart of Brighton's vibrant city centre, close to shops, entertainment and other amenities. The seafront, historic lanes and the diverse North Laine conservation area are all within easy reach. Pavilion Court is also only a short walk away from the Theatre Royal, The Dome Concert Hall, Pavilion Gardens and many popular bars, cafes and restaurants. The Brighton Centre, Churchill Square Shopping Centre and Brighton Mainline Railway Station are all within walking distance or easily accessible by local buses. The Royal Sussex County Hospital, Edward Street Quarter are nearby as is the large American Express offices and local businesses. Pavilion Court is tucked away from the city centre traffic and noise, offering a quiet location on the proverbial doorstep of all that Brighton has to offer.



SECOND FLOOR



TOTAL FLOOR AREA : 519sq.ft. (48.2 sq.m.) approx.
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Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Notes

Tenure Leasehold
A new 99 year lease will be granted upon completion
Ground Rent- N/A
Service Charge- Approx. £4,436.58 per annum
Council Tax Band D



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



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