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Pavilion Court, William Street, Brighton, BN2 9RU



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£200,000



- Quiet Location in Central Brighton
- Allocated Garaged Parking
- Over 55's Only
- Modern Kitchen & Bathroom
- No Onward Chain
- Lifts
- Third Floor Apartment
- Secluded Communal Garden
- Garden Views
- 550 square feet/51 square metres



The Property

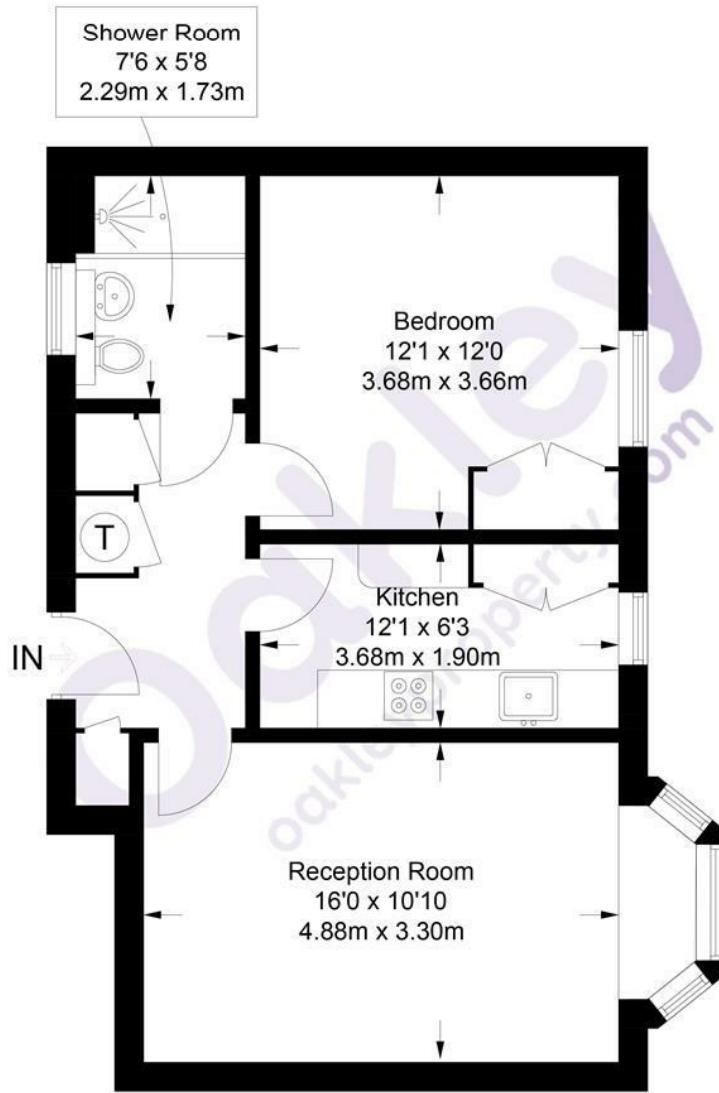
A very nicely presented third floor apartment forming part of a purpose built managed block for the over 55s, located in a quiet yet central location moments away from the Royal Pavilion. The flat is approached by well kept communal ways and a passenger lift. The nicely decorated accommodation comprises; entrance hall with storage cupboards, living room with double glazed bay window, modern fitted kitchen with double glazed window and composite stone work surface, double bedroom with built in wardrobe and double glazed window and a luxury shower room with built in storage and large, easy to enter shower enclosure. All windows over look the quiet communal garden. This particular flat has the benefit of an allocated parking space located in the secure underground carpark. The developments other features include communal gardens, residents lounges and onsite manager. There is a guest room available that can be booked for visitors at £12 per person, per night or £20 per couple, 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.



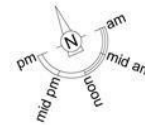
Floor Plan



Third Floor

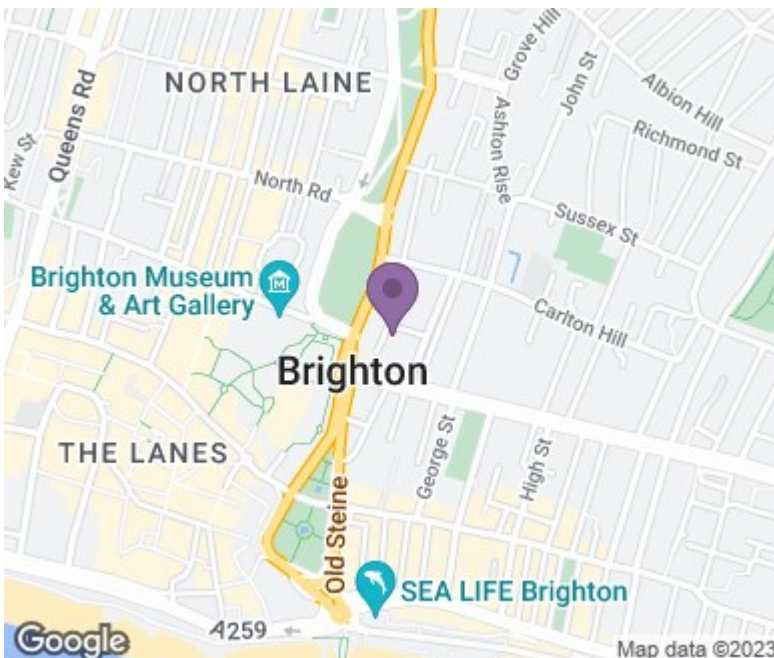
Approximate Gross Internal Area = 550 sq ft / 51.1 sq m
Including Limited Use Area (17 sq ft / 1.6 sq m)

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





Location Map



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	86
(69-80) C			
(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 Notes

Tenure Leasehold
 99 year lease to be assigned upon completion
 Service Charge approx £4,100 per annum
 Council Tax Band D £2,118.31

Brighton & Hove City Office
 Residential Sales & New Homes

T 01273 688881
 E brighton@oakleyproperty.com

Shoreham-by-Sea Office
 Residential Sales,
 Lettings & New Homes

T 01273 661577
 E shoreham@oakleyproperty.com

Lewes Town & Country Office
 Residential Sales,
 Lettings and New Homes

T 01273 487444
 E lewes@oakleyproperty.com

The London Office
 Residential Sales

T 020 839 0388
 E enquiries@tlo.co.uk

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