





The Old Technical College, Brighton, BN1 4AG

“ A sympathetically converted two bedroom loft style apartment, close to Preston Park and within walking distance of Brighton Mainline Railway Station. Finished to a high standard throughout, the apartment features a double height ceiling, has use of a communal garden and benefits from the remainder of a 10 year new homes Buildzone warranty. ”

The Property

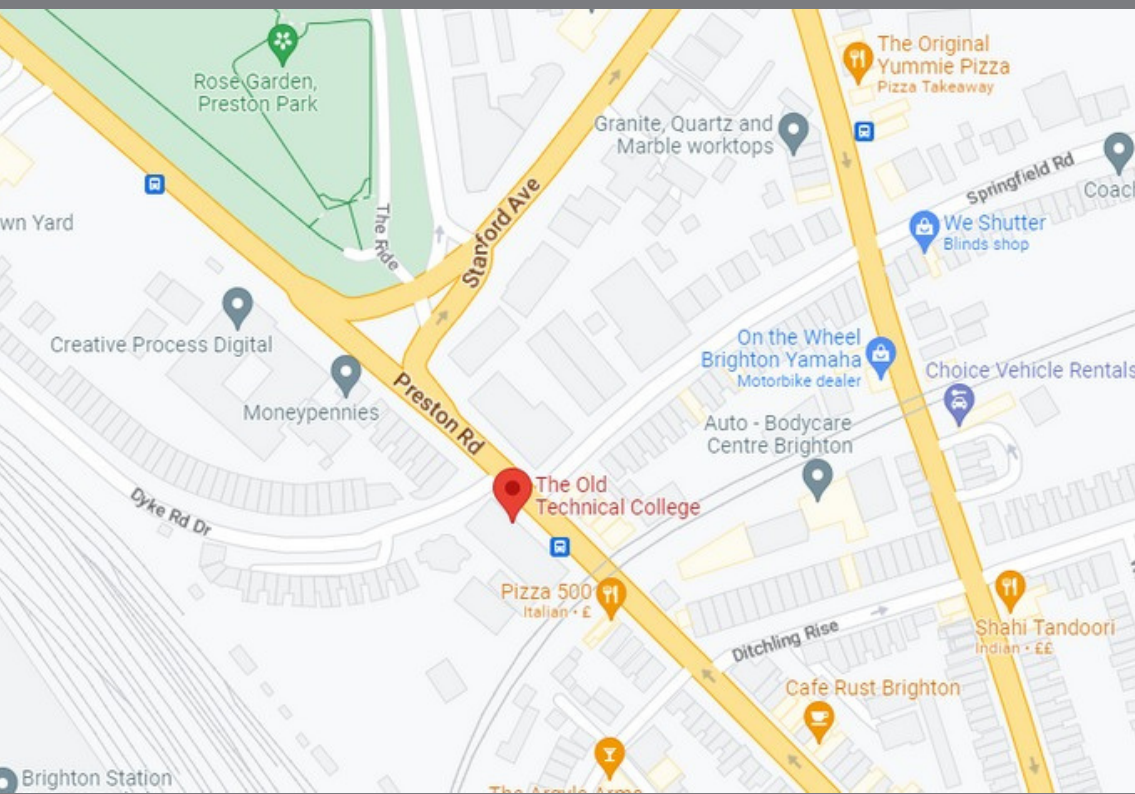
A ground & first floor duplex apartment comprising; a versatile open plan living space with double height ceiling, double height windows and fitted under-stair storage; a ground floor bedroom with study space; and a ground floor shower room finished to the same high specification as the first floor en-suite. The stylish grey kitchen benefits from integrated dining table, undercabinet lighting, quartz worktops and branded appliances. The first floor comprises a generous storage area and the principal bedroom, benefitting from; a walk in wardrobe/dressing area; a feature internal window; and an en-suite boasting, bath with shower attachment, as well as a feature illuminated inset shelf, walk in rainwater shower with additional shower attachment, and L.E.D. downlighting.

The apartment further benefits from use of a communal garden, bicycle storage, triple glazed windows throughout, and a share of the freehold.

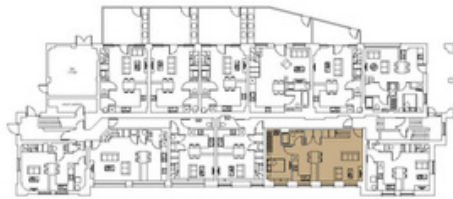
The Area

Situated in central Brighton with the city centre & Brighton Mainline Railway Station a stroll away, Bright Heights is in the heart of this thriving hub, with an array of boutiques, cafés, bars, bistros, shops, schools, parks and sports facilities, giving you plenty to explore. Minutes away from Bright Heights is one of Brighton's oldest and largest parks spanning an impressive 63 acres. The park offers the perfect respite to city living. Whether you want to enjoy a picnic on a summer's day or want to be active and take part in sport, this wonderful urban park has it all.

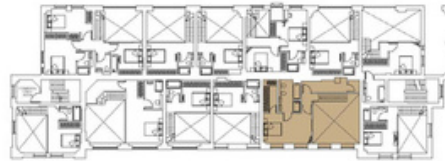




APARTMENT 11



Ground Floor



Ground Floor Mezzanine

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 D | 64 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Notes:

Council Tax - E

Tenure - Share of Freehold

999 year lease from 2021

Service Charge- £2,161.68 per annum

Ground Rent- N/A



SCAN ME

FLOOR GF / GF Mezzanine

BEDROOMS 2

SIZE 98.9 sqm / 1,065 sqft



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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