



**ROX, Blenheim Place, Brighton, BN1 4AE**

Guide price of £650,000-700,000



# ROX, Blenheim Place, Brighton, BN1 4AE

## The Property

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Entering via the statement entrance lobby, there is an immediate sense of arrival at ROX, with inspired interior design that pays homage to its Art Deco roots. In excess of 1,225 sq ft, this airy three bedroom townhouse maximises space over four floors giving it a house like feel.

This home offers you modern open plan living, with the kitchen featuring sleek marble-effect worktops, handleless cabinetry, powder-coated matt black Franke fixtures and branded appliances throughout.

This feeling of luxury and comfort is offset by the soft ambient lighting created by the coffered ceilings, the oversized entrance door and the warming, engineered-oak herringbone-pattern parquet flooring.

With the perfect layout and an elegant monochrome aesthetic, the bathroom is designed to be as beautiful as it is functional. Emanating quality throughout, every detail has been considered. Recessed shelving and soft mood lighting feature as well as wall-mounted fixtures to maximise space. The bathroom is also linked to the fully customisable underfloor heating system for ultimate comfort.

The ROX development benefits from a resident's lounge with co-working space, concierge, communal courtyard garden, gym and cinema room.







## ROX, Blenheim Place, Brighton, BN1 4AE

- A Spacious Three Bedroom Townhouse
- Access To Residents' Lounge And Co-Working Space
- Hotel-Style Day Concierge And CCTV
- Communal Gym, Yoga Space And Cinema
- Communal Garden
- Bicycle Storage And Pet Washroom
- Engineered Oak Parquet Flooring With Zoned Underfloor Heating
- Internal Floor Area 114 m<sup>2</sup> / 1,225 ft<sup>2</sup>
- 10 Year Premier Build Zone Warranty
- Sold With A Share Of Freehold

### The Location

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Located in the heart of the City, the ROX development is perfect for a stroll to the beach, bars, shops and restaurants. Within a short walk of all transport amenities, ROX is the perfect place to call home.

Brighton & Hove is a cosmopolitan city which exudes an irresistible buzz and vibrance. The arts are an intrinsic part of Brighton life and the renowned Theatre Royal, Brighton Dome, Duke Of York's Art House and Brighton Museum are a stroll away. The city regularly hosts exhibitions and festivals including the annual Brighton Festival, which is one of Europe's largest art events.

The relaxed bohemian atmosphere of the nearby North Laine offers a melting pot of thriving culture; mixing chic vintage boutiques, avantgarde artistry and colourful pubs around the orient style spectacle of the Brighton Pavilion. This unique location is renowned for its diverse mix of shops, stylish cafes and restaurants.





# Oakley

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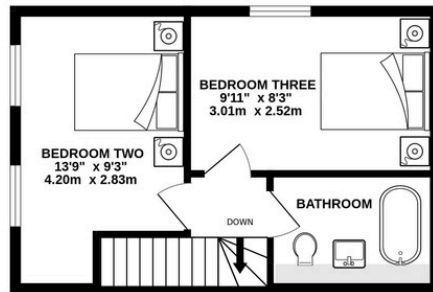


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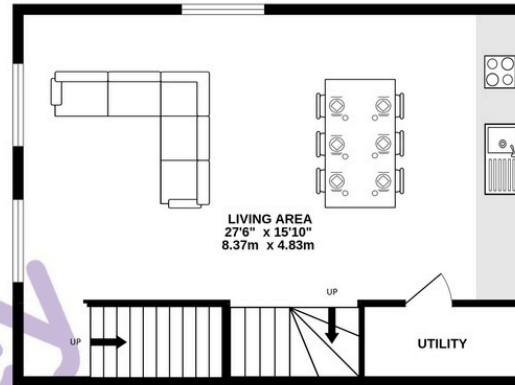
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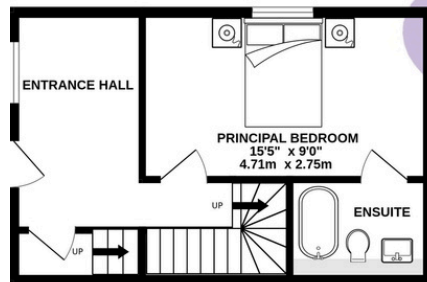
SECOND FLOOR



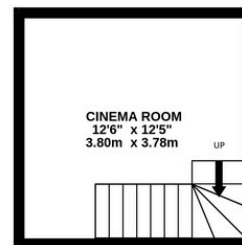
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



TOTAL FLOOR AREA : 1225sq.ft. (113.8 sq.m.) approx.

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### Energy Performance Certificate

Agents Notes	score	energy rating	Current	Potential
Tenure Share of the Freehold	92+	A		
999 Year Lease Term From 2019	81-91	B		
Ground Rent- £0	69-80	C		
Service Charge- Approx. £6,125 p/a	55-68	D		
Council Tax Band F	39-54	E		
Please note that some of the images have been dressed with CGI furniture.	21-38	F		
	1-20	G		
			86 B	86 B



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