



Patching Lodge, Park Street, Brighton, BN2 0AQ
Asking Price £250,000

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Spacious and well-presented top floor apartment with far reaching views, situated in a modern block for the over 55s with excellent facilities, close to Brighton's amenities.

Welcome to this modern and inviting two bedroom apartment, exclusively designed for individuals aged over 55. Situated in a well-maintained block on the corner of Freshfield Road and Eastern Road, this property offers perfectly designed accommodation and an array of key features.

As you step inside, you are greeted by an entrance hall that leads to the principal rooms and has a cupboard providing convenient storage space. The lounge, which seamlessly flows into the modern kitchen, creates a spacious and welcoming environment. The wood effect fronted kitchen features a high-level oven and includes a useful breakfast bar/work surface area.

One of the standout features is the generously sized windows, offering far reaching views across Brighton and beyond to the sea and Downs. Imagine waking up to stunning sunrises and enjoying the beauty of the city right from the comfort of your own home.

The apartment also boasts two double bedrooms, ensuring ample space for comfort and guests. The wet room is thoughtfully designed with Jack n Jill doors, providing versatility and convenience. It includes an accessible shower, WC with concealed cistern, wash basin, and a frosted glass window for ventilation and light.

Step outside the apartment and discover the fantastic communal facilities on offer. Take advantage of the communal roof terrace, which provides panoramic views of Brighton and the sea or relax in the communal gardens.

The block provides a range of on-site facilities to enhance your lifestyle. With lounges, a subsidised cafe and restaurant, a hair salon, a guest room, and a cinema, there is always something to do and someone to socialise with. You can also have peace of mind with a twenty-four-hour call alarm system and the on-site manager to assist you with any queries or concerns.

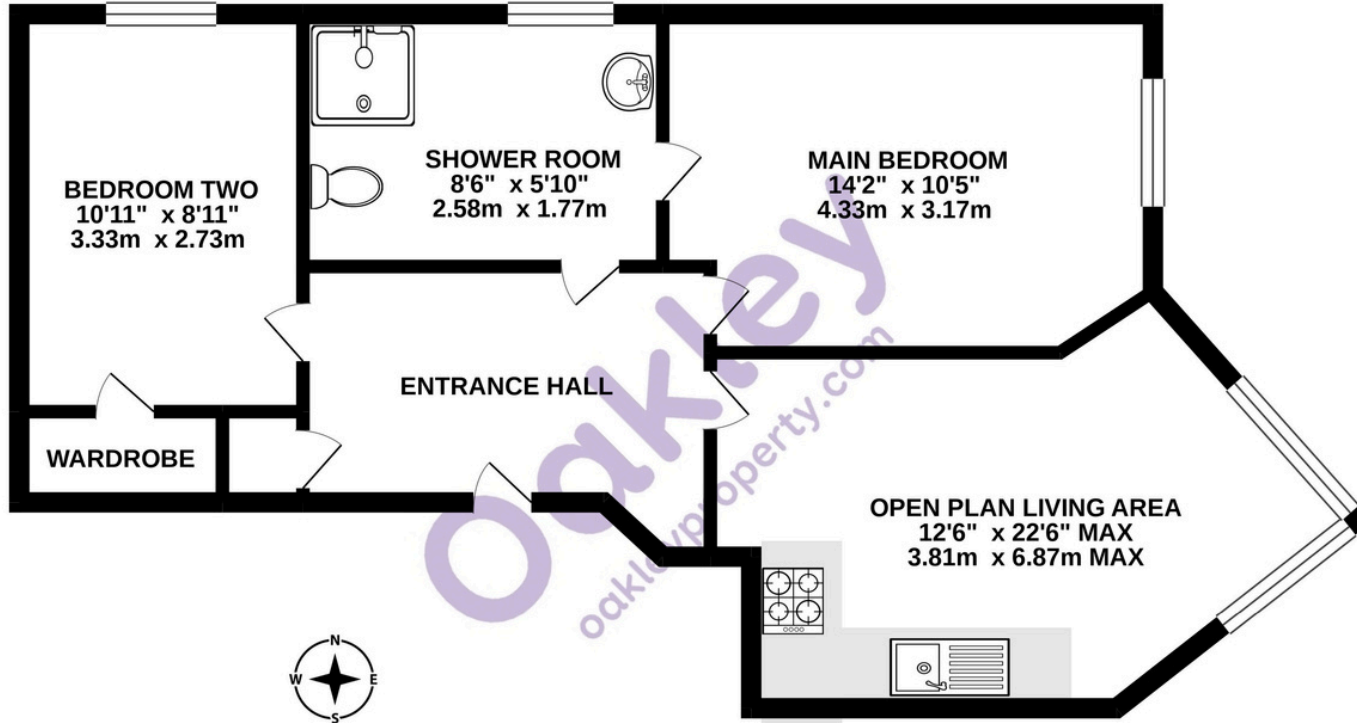
Convenience is key, and this apartment is ideally located within walking distance of Queens Park, the seafront, and the shops, cafes, and bars in Kemptown village and Brighton city centre. Excellent transport links are also nearby, allowing you to explore the surrounding areas with ease.

With a generous size of approximately 678 square feet/83 square metres, this well-presented top floor apartment provides a comfortable and secure place to call home. The property is offered with no onward chain, making it an even more enticing opportunity.

Don't miss your chance to own this exceptional apartment tailored to the needs of individuals aged over 55.



SIXTH FLOOR
678 sq.ft. (63.0 sq.m.) approx.



PATCHING LODGE, PARK STREET, BRIGHTON, EAST SUSSEX, BN2 0AQ

TOTAL FLOOR AREA : 678sq.ft. (63.0 sq.m.) approx.

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Agents Notes

Tenure Leasehold
110 Year Lease Term Remaining
Service Charge Approx £578 Per Month- includes heating, hot water and water rates
Ground Rent N/A
Council Tax Band D

Energy Performance Certificate

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



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