



**Trafalgar Court, Brighton, BN1 4FB**

Asking Price £355,000

# Trafalgar Court, Brighton, BN1 4FB

A top floor apartment boasting a bright and airy open plan living space, two double bedrooms, modern shower room, and gas central heating, all in a prime city centre location.

A well presented top floor apartment in the heart of Brighton's bustling city centre. This two-bedroom property is sure to capture your heart with its modern amenities and convenient location.

As you step into the apartment, you'll immediately feel the warmth and brightness of the space. Natural light floods through the large windows, illuminating the open plan kitchen and living area. Whether you're relaxing on the sofa or preparing a meal, this bright and airy space is perfect for everyday living and entertaining friends.

The fitted kitchen boasts a contemporary design, complete with sleek cabinetry and ample countertop space. You'll have all the room you need to whip up your favourite dishes and enjoy them at the dining table conveniently situated just steps away.

The two double bedrooms offer comfortable retreats after a long day. Both rooms feature generous proportions, allowing space for storage. Whether you need a guest room, home office, or just a peaceful sanctuary, these bedrooms deliver the flexibility you desire.

The shower room is equipped with high-quality fixtures and fittings. Step into the spacious walk-in shower and let the invigorating spray wash away the day's worries.

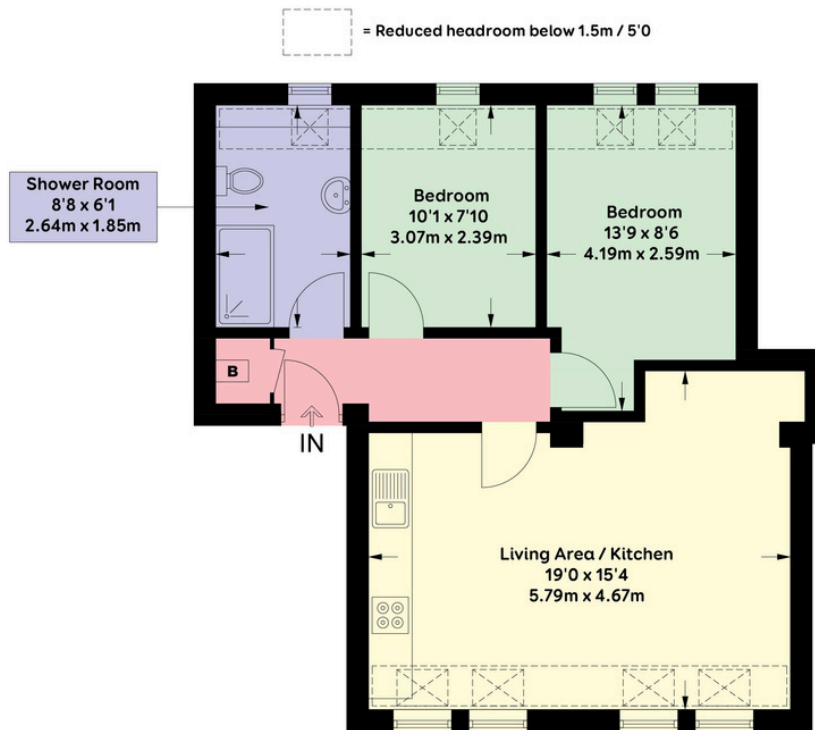
The property has gas central heating installed, ensuring warmth and comfort throughout the year. Say goodbye to chilly winter mornings and hello to a cosy environment all year round.

With its enviable city centre location, you'll find yourself a stone's throw away from an array of amenities. Enjoy a leisurely stroll to local shops, restaurants, and cultural attractions. Immerse yourself in the vibrant atmosphere that Brighton has to offer, whether it be exploring historical sites or indulging in a bit of retail therapy.

This apartment also offers a long lease, providing peace of mind for years to come. Moving in is a breeze with no chain, allowing you to transition seamlessly into your new home.

Don't miss out on the opportunity to make this charming two-bedroom apartment your own.





**Third Floor**  
**584 sq ft / 54.3 sq m**

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM) = **500 sqft / 46.5 sqm**  
 APPROXIMATE GROSS INTERNAL AREA (INCLUDING REDUCED HEADROOM) = **584 sqft / 54.3 sqm**

Floor plan is for illustration and identification purposes only and is not to scale.  
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
 This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).  
 Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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**Agents Notes**

Tenure Leasehold  
 981 Year Lease Term Remaining  
 Service Charge Approx £650 Per Annum TBC  
 Ground Rent N/A  
 Council Tax Band A

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Please note:**  
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