



**College Court, Eastern Road, Brighton, BN2 0BF**  
Asking Price £120,000

# College Court, Eastern Road, Brighton, BN2 0BF

Very well presented first floor apartment for people aged 65 years old and over in a popular block close to Kemptown village.

Welcome to College Court, a purpose-built apartment block designed exclusively for individuals aged 65 years and over. This first-floor flat on offer is a gem, combining comfort, style, and a convenient location. Let's take a closer look at why this property is perfect for those seeking a desirable retirement community.

As you enter the property, you are greeted by the hallway, complete with two built-in storage cupboards and door entry phone. The semi open-plan living area offers a lounge with a double-glazed window overlooking the street and Brighton College. The sleek white gloss fitted kitchen adds a modern touch to the space, making it a joy to prepare meals.

The double bedroom boasts built-in wardrobes, ensuring ample storage space for your clothes and belongings. The adjacent shower room features a white suite, including a WC, washbasin, and a convenient walk-in shower cubicle.

One of the standout features of this property is the generously sized south-facing communal garden. Residents of College Court have the privilege of enjoying this outdoor space, perfect for relaxing, socialising, or sun bathing.

If you prefer to mingle with your neighbours, the development offers a communal lounge with a kitchen area and conservatory. This space is perfect for hosting gatherings, meeting new friends, or participating in community activities. Additionally, the communal laundry room makes washing clothes a breeze.

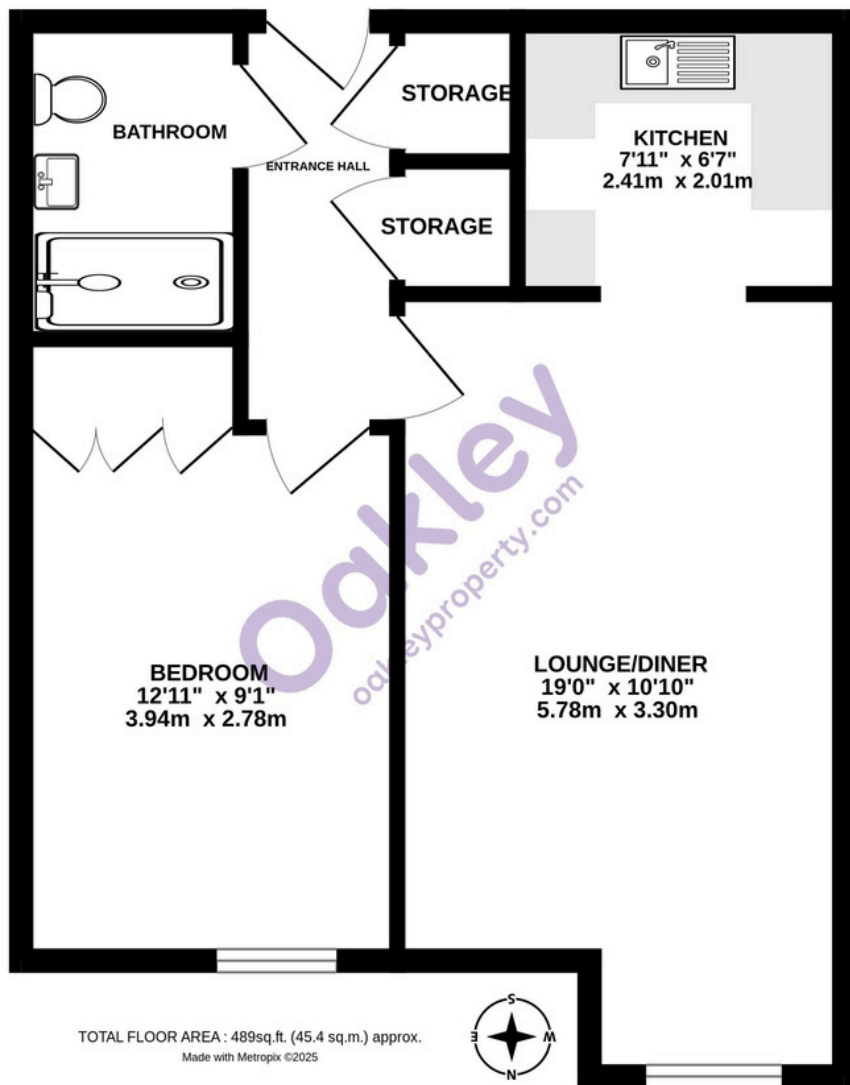
The added benefit of underground secure parking, with unallocated spaces for both residents and their guests, provides peace of mind and convenience. Never worry about finding a parking spot again.

Location is key, and College Court offers proximity to various amenities. In a short stroll, you'll find yourself at the vibrant seafront, and shops, cafes, & bars in the nearby Kemptown village. For those seeking more excitement or shopping opportunities, Brighton city centre and Brighton Marina are within easy reach. The excellent transport links ensure easy access to all that Brighton has to offer.

The spacious flat spans approximately 489 square feet (45.4 square metres), providing plenty of room to create your perfect retirement haven. It is offered for sale with no onward chain, making the move as easy as possible.



FIRST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 489sq.ft. (45.4 sq.m.) approx.  
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Agents Notes  
Tenure Leasehold  
73 Year Lease Remaining  
Service Charge Approx £3,858 Per Annum  
Ground Rent Approx £100 Per Annum  
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Your Sussex Property Expert

Brighton & Hove Office  
01273 688 881  
3-6 North Road, Brighton BN1 1YA  
www.oakleyproperty.com  
sales@oakleyproperty.com

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