



Patching Lodge, Park Street, Brighton, BN2 0AQ
Asking Price £190,000

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Bright and spacious seventh-floor apartment for over 55s, boasting sea views, Juliet balcony, modern interiors, and no onward chain. Conveniently located near Kemptown village and Brighton seafront.

Welcome to this delightful one-bedroom retirement apartment, located in the sought-after Patching Lodge. Situated on the top floor of a well-maintained block designed exclusively for residents aged 55 and over, this property offers a perfect blend of modern living, comfort, and convenience. With its south-facing orientation, stunning sea and city views, proximity to Kemptown village and the seafront, this apartment is an exceptional opportunity.

As you enter the property, you are greeted by a spacious and welcoming hallway. The hallway is thoughtfully designed with a deep storage cupboard, providing ample space for coats, shoes, and other essentials. This practical feature ensures that the rest of the apartment remains uncluttered, allowing you to fully enjoy the bright and airy living spaces.

The heart of the home is the open-plan living and kitchen area, a space that has been carefully crafted to maximise both functionality and style. The modern wood-effect fitted kitchen is equipped with a built-in oven and hob, as well as plenty of cupboard space to store all your culinary necessities. Whether you're preparing a quick breakfast or hosting a small gathering, this kitchen is sure to meet your needs with ease.

The living area is equally impressive, featuring a south-facing orientation that floods the space with natural light. The double-glazed door and window lead to a Juliet balcony, offering far-reaching views over Kemptown and out to the sea. Imagine enjoying your morning coffee or an evening glass of wine while taking in the breathtaking scenery - a true highlight of this apartment.

The generously sized bedroom continues the theme of light and space, with a south-facing double-glazed window that frames the stunning views. There is ample room for furniture, allowing you to create a cosy and personalised retreat.

The apartment also features a spacious wet room, complete with a shower area, WC, and wash basin. Designed with convenience and accessibility in mind.

For added peace of mind, the property is equipped with emergency alarm pull cords, providing reassurance for both residents and their loved ones. This thoughtful feature is just one of the many ways in which Patching Lodge caters to the needs of its community.

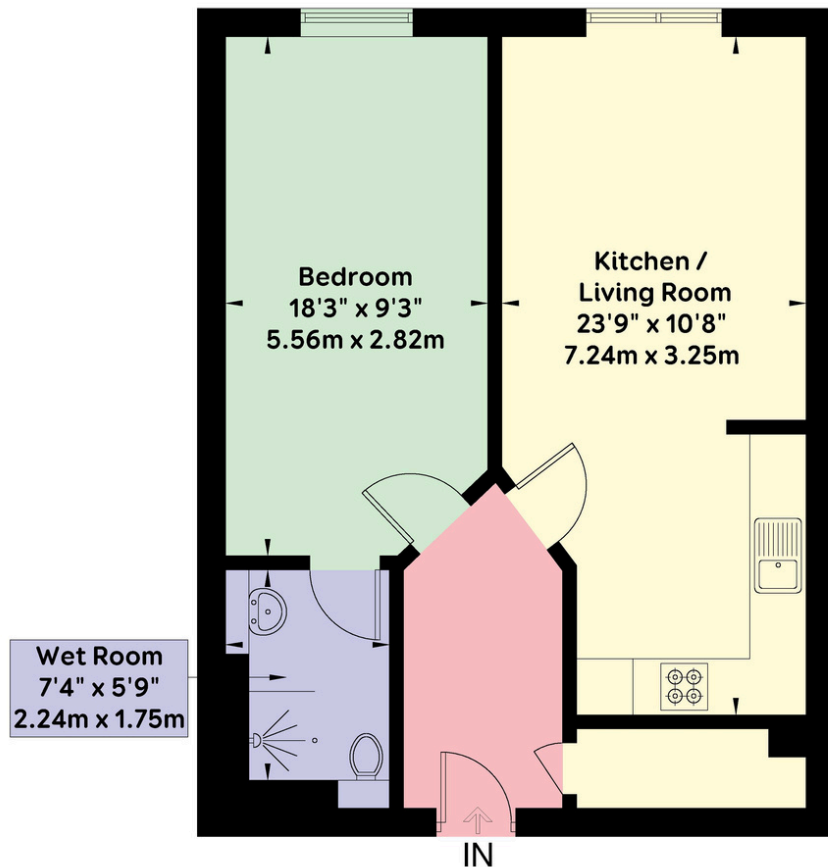
The block provides a range of on-site facilities to enhance your lifestyle. With lounges, a subsidised café and restaurant, convenience store, small library, a hair salon, a guest room, small library and a cinema, there is always something to do and someone to socialise with. You can also have peace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

One of the standout features of this property is its location. Patching Lodge is within walking distance of Kemptown village, a vibrant area known for its eclectic mix of shops, cafes, and restaurants. Whether you're in the mood for a leisurely stroll along the seafront, a visit to a local shop, or a coffee at a charming café, everything you need is just a short walk away.

The property is offered with no onward chain, making it an ideal choice for those looking to move quickly and start enjoying their new home without delay. With a total area of 552 square feet (51 square metres), this apartment provides a comfortable and manageable living space.

Shared ownership: You will be purchasing a 75% share of the apartment, with no rent or payments required for the remaining 25% that is retained by Anchor.





Seventh Floor 51.3 sq m / 552 sq ft

APPROXIMATE GROSS INTERNAL AREA = 51.3 sq m / 552 sq ft

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).

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Agents Notes

Tenure Leasehold
109 Year Lease Remaining
Service Charge Approx. £636 Per Month
Ground Rent Included in the service charge
Council Tax Band C

Energy Performance Certificate

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



Please note:

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