



Glass Pavilion, Princes Street, Brighton, BN2 1RD
Asking Price £295,000

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A modern 538 sqft second-floor apartment in Brighton's Glass Pavilion, offering open-plan living, underfloor heating, and a prime central location.

Forming part of the Glass Pavilion, this exquisite one-bedroom, second-floor apartment presents a superb opportunity for those seeking a contemporary lifestyle in the vibrant heart of Brighton. One of the most striking features of this building is its glass fronted façade designed to capture the reflection of the Royal Pavilion situated opposite. Offered to the market with no onward chain, this property is ideal for first-time buyers, investors, or those looking for a stylish city bolthole.

Upon entering this modern purpose-built block, residents are greeted by a well-maintained communal area, with the convenience of a passenger lift providing easy access to the second floor. The apartment itself boasts a generous 538 square feet of meticulously designed living space, characterised by its bright and airy ambiance.

The heart of this home is undoubtedly the impressive open-plan living area, seamlessly integrating the lounge, dining space, and kitchen. This versatile layout is perfect for both relaxing and entertaining, offering a fluid environment that maximises natural light. The entire apartment benefits from efficient underfloor heating, ensuring comfort throughout the year, complemented by modern double glazing for enhanced insulation and soundproofing.

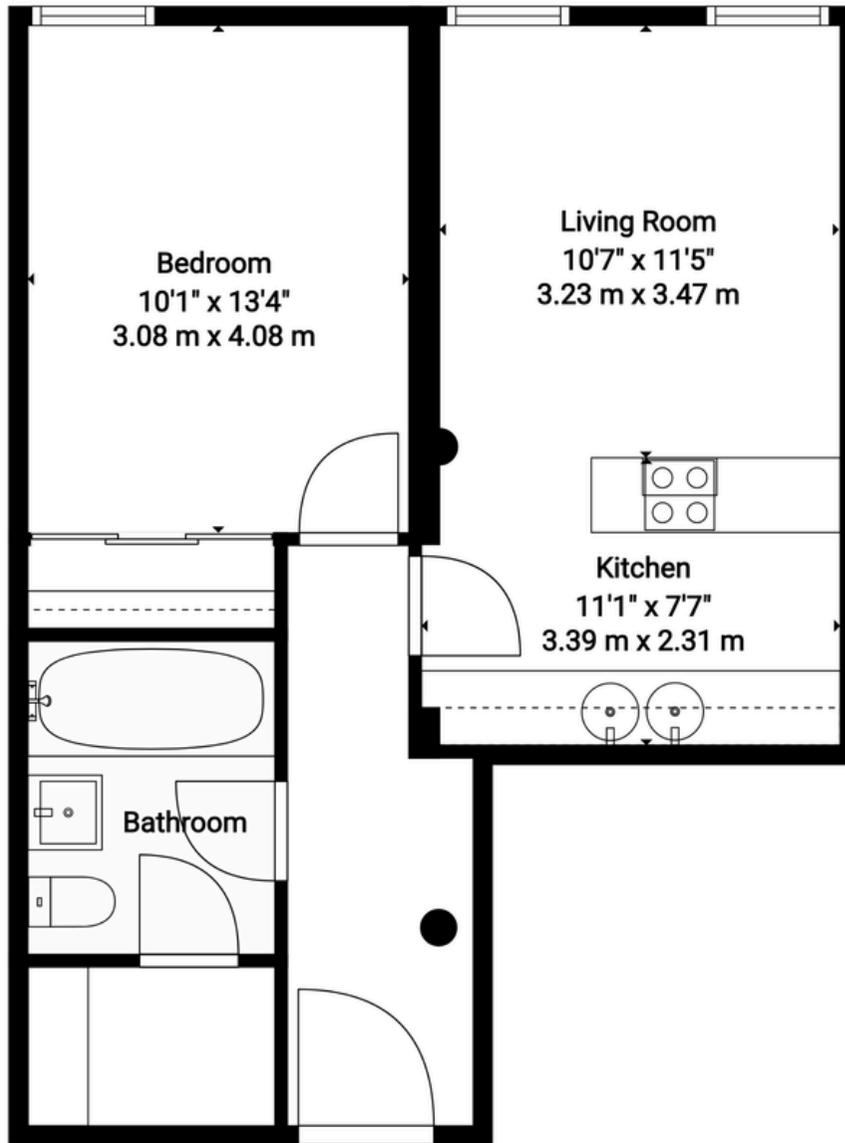
The modern fitted kitchen is a true highlight, equipped with a range of integrated appliances and sleek cabinetry, providing both functionality and aesthetic appeal. Whether you're a culinary enthusiast or prefer quick meals, this kitchen is designed to cater to all needs.

The well-proportioned bedroom offers a peaceful retreat, designed for comfort and includes oriental style sliding wardrobes. It provides ample space for a king size bed and additional furnishings and personal touches, making it an ideal private haven. The property features a modern bathroom suite, complete with tiled walls, chrome towel rail, bathroom cabinet plus both a shower and a bath, offering flexibility and convenience for residents. This contemporary space is finished to a high standard, reflecting the overall quality of the apartment.

Location is paramount, and this apartment truly excels. Situated centrally, residents will find themselves just moments away from the iconic Brighton Pavilion, a stunning historical landmark, and the bustling seafront, offering endless opportunities for leisure and entertainment. The vibrant Lanes, an array of independent shops, cafes, restaurants, and excellent transport links are all within easy reach, making this an incredibly desirable address.

This property represents a fantastic chance to acquire a modern, well-appointed apartment in a prime Brighton location, ready for immediate occupation. With its contemporary features, efficient layout, and the significant advantage of no onward chain, early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.





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Agents Notes
Tenure Leasehold
99 Year Lease Term Remaining
Service Charge Approx £3,000 Per Annum
Ground Rent N/A
Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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