



Boulevard House, Regent Street, Brighton, BN1 1UU

Asking Price £350,000

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A two bedroom apartment in Brighton's vibrant North Laine, offering central living, a passenger lift, and no onward chain.

This two bedroom apartment at Boulevard House presents a good opportunity to acquire a centrally located home in Brighton. Offered to the market with no onward chain, this property is ideal for those seeking a swift and seamless transition into one of the city's most vibrant neighbourhoods.

Upon entering, you are greeted by a well-proportioned living space, designed to maximise comfort and functionality. The reception room provides ample space for both relaxation and dining, creating a versatile area perfect for entertaining or unwinding after a busy day. Large windows allow natural light to flood the interior, enhancing the bright and airy feel throughout.

This apartment boasts two generously sized double bedrooms, each offering a peaceful retreat from the bustling city life. These rooms provide flexible accommodation options, whether for a growing family, a professional couple requiring a home office, or as a guest room. The thoughtful layout ensures privacy and comfort for all occupants.

The property benefits from a well-appointed bathroom, featuring contemporary fixtures and fittings. The overall finish of the apartment is modern and neutral, providing a blank canvas for the new owner to personalise and make their own.

One of the standout features of Boulevard House is the convenience of a passenger lift, ensuring easy access to all floors, a significant advantage for daily living.

Furthermore, for those who embrace sustainable transport, a secure undercover bike store is available, offering peace of mind for cyclists.

Location is paramount, and this apartment truly excels. Its superb central location means that Brighton's eclectic array of independent shops, cafes, restaurants, and cultural attractions are literally on your doorstep. The famous Brighton beach and pier are just a short stroll away, offering endless opportunities for leisure and recreation.

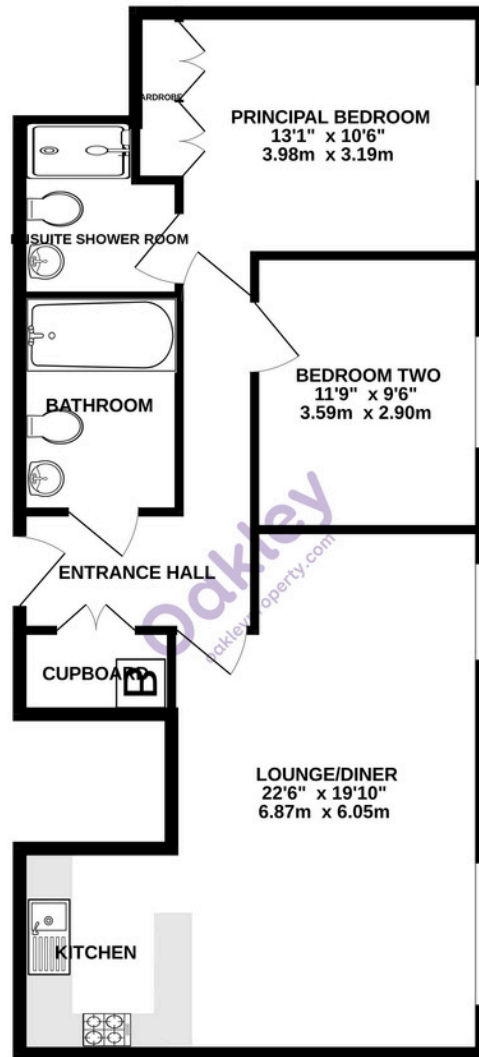
For commuters, the proximity to Brighton Station is a significant advantage. Within walking distance, the station provides excellent mainline connections to London and beyond, making this an ideal residence for those who work in the capital but desire the vibrant lifestyle of the coast. The convenience of public transport links further enhances the appeal of this prime location.

The North Laine Conservation Area is renowned for its unique character, historic charm, and bohemian atmosphere. Living here means being part of a dynamic community, with a constant buzz of activity and a strong sense of local identity. This area is not just a place to live; it's a lifestyle choice.

This apartment represents an outstanding opportunity for first-time buyers, investors, or those looking for a convenient city base. With its desirable features, central location, and the added benefit of no onward chain, early viewing is highly recommended to fully appreciate all that this superb property has to offer.



FIRST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



BOULEVARD HOUSE, REGENT STREET
TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.
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Agents Notes
Tenure Leasehold
127 Years Remaining On The Lease
Service Charge Approx £2,942 Per Annum
Ground Rent N/A
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Brighton & Hove Office
01273 688 881
30-31 Foundry Street, Brighton BN1 4AT
www.oakleyproperty.com
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