



Boulevard House, Regent Street, Brighton, BN1 1UU

Asking Price £385,000

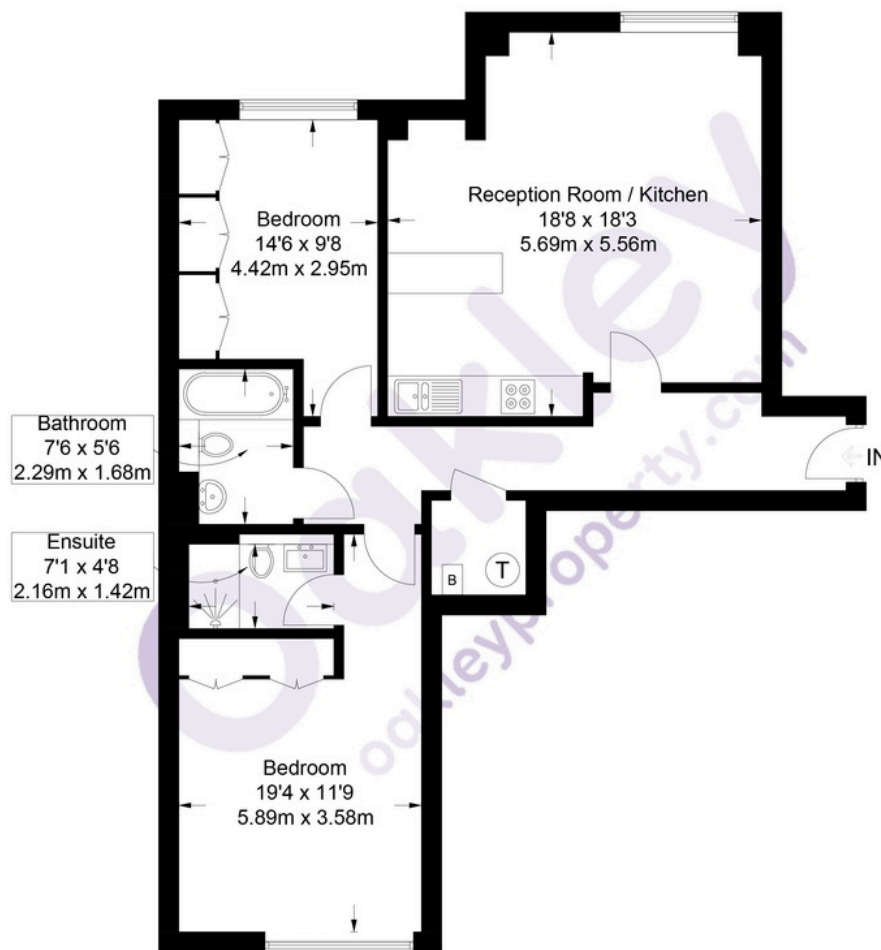
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Superbly presented, spacious second floor apartment located in the North Laine conservation area in the heart of the city centre.

The spacious (18' x 18') open plan living area has a modern white fronted fitted kitchen with integrated appliances and island unit/breakfast bar, space for a table and chairs and a sitting/TV area. The double glazed windows provide interesting leafy views across Jubilee square. The principal bedroom has a range of built in wardrobes, large double glazed windows and an en-suite shower room. The second bedroom is also a good size and has a range of built in wardrobes. There is also a family bathroom off the central hallway. The property is very well insulated and benefits from a 'B' energy efficiency rating. There is access to a secure undercover bike store on the ground floor.

Regent Street is located in the vibrant North Laine conservation area, in central Brighton. This superb location benefits from a variety of amenities right on the proverbial doorstep, such as local cafes, boutiques, bars, pubs, high street shopping and entertainment facilities. Brighton Dome (0.1 miles), Brighton Komedia (0.1 miles), Churchill Square Shopping Centre (0.4 miles), Brighton Seafront & Brighton Palace Pier (0.6 miles), Brighton Mainline Railway Station (0.4 miles), Waitrose supermarket (0.7 miles), Sainsburys supermarket (0.4 miles), Theatre Royal (0.1 miles).

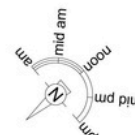




Second Floor

Approximate Gross Internal Area = 866 sq ft / 80.5 sq m

Illustration for identification purposes only,
measurements are approximate, not to scale. © Oakley Property 2022



Agents Notes

Leasehold
128 Year Lease Remaining
Service Charge Approx £2,734.04 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	94 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:

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