



Dorset Gardens, Brighton, BN2 1GS

Asking Price £450,000

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This particularly spacious, sophisticated penthouse apartment forms part of a modern development constructed in 2016. Accessed via a passenger lift, the apartment opens into a welcoming entrance hall, thoughtfully designed with ample space for bicycle storage, a practical feature for the modern urban dweller, and a fitted storage cupboard, housing the water cylinder and services.

The heart of this magnificent home is undoubtedly the expansive open-plan living area which extends to 7.45m x 6.10m (24'5" x 20'). Flooded with natural light, reflecting off the "White Ash" Amtico Spacia flooring, the fitted Symphony, "New York" kitchen aligns seamlessly with its handleless cashmere finish and Silestone "Blanco Zeus" worktop. This impressive living area is perfect for entertaining and the everyday, with an easterly rooftop backdrop and direct access to a private, east-facing terrace, which runs the length of the apartment, perfect for morning coffees, al fresco dining, or unwinding while enjoying the sunrise.

The accommodation offers two generously proportioned double bedrooms. The principal bedroom is a true retreat, with modern fitted sliding door wardrobe and featuring its own contemporary en-suite shower room, providing a private and luxurious space. The second double bedroom has access to the terrace, and is equally spacious and versatile, ideal for guests, a home office, or a growing family. A stylish and modern family bathroom serves the second bedroom and guests, finished with large format ceramic tiling from Saloni.





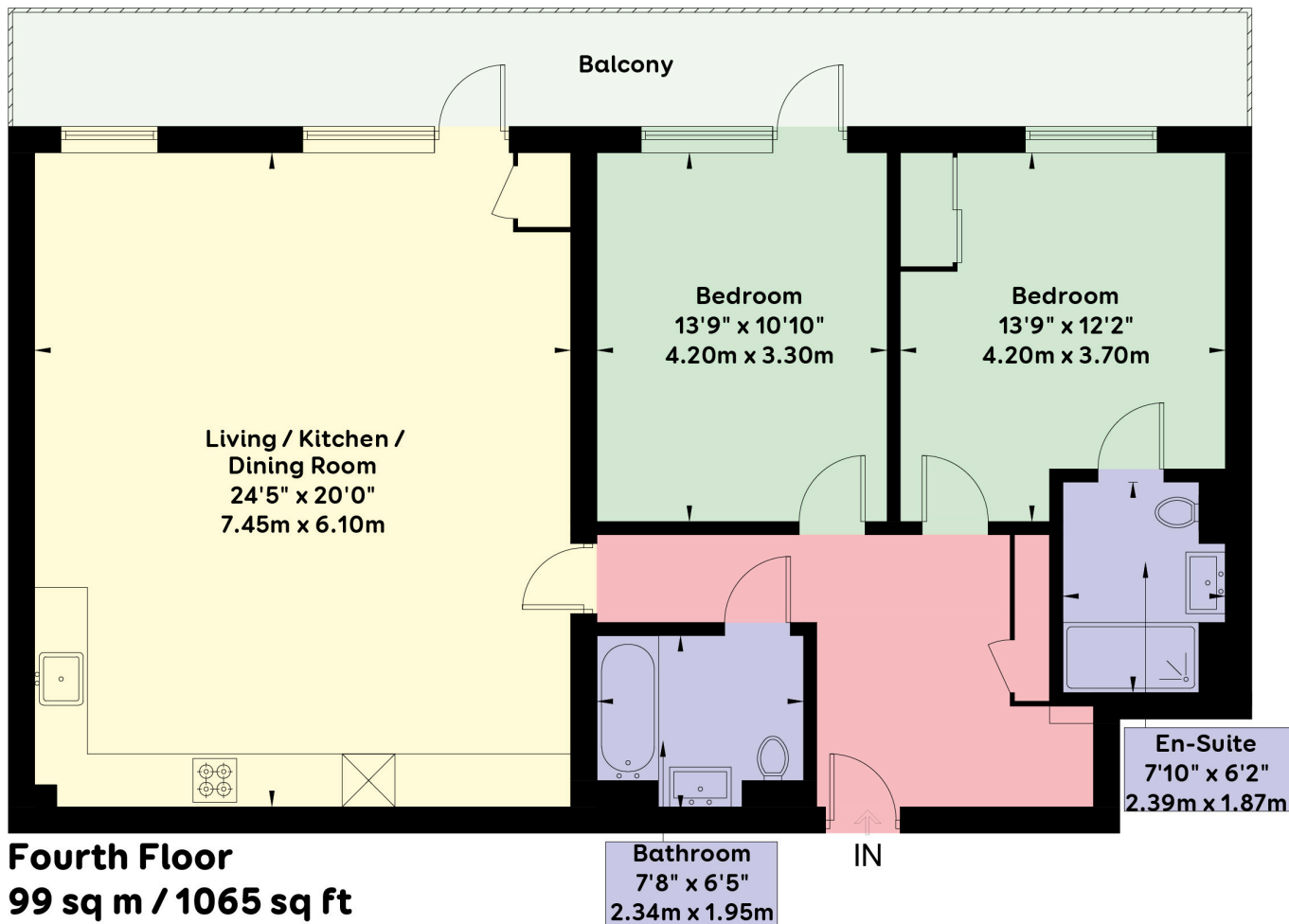
Dorset Gardens, Brighton, BN1 1GS

This penthouse truly represents a pinnacle of modern urban living, combining elegant design with practical features. Boasting a generous 1065sqft / 99sqm of carefully designed living space, this property is perfectly suited for those seeking a blend of luxury, comfort, and convenience. The apartment benefits from a video entry system, and the remainder of a 10-year Premier Warranty, offering peace of mind and enhanced security.

Situated a stone's throw from Brighton seafront & beach on the edge of the buzzing Kemptown area of the city centre, Dorset Gardens provides excellent access to local amenities, transport links, and green spaces, making it an ideal choice for professionals, couples, or small families looking for a vibrant yet tranquil place to call home.







APPROXIMATE GROSS INTERNAL AREA = **99 sq m / 1065 sq ft**
 INCLUDING LIMITED USE AREA OF = **0.4 sq m / 4 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
 118 Years Remaining On The Lease
 Ground Rent £250 p.a. doubling every 25 years.
 Service Charge Approx £2,034 Per Annum
 Council Tax Band E

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:

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