



## 2 bed apartment to buy in BN1

2 Fleet Street, Brighton, East Sussex, BN1 4GS

**£280,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Ground Floor Flat
- ✓ Two Double Bedrooms
- ✓ Open plan living area, kitchen with appliances
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

PURPOSE BUILT Ground floor, two double bedroom flat in located by Brighton mainline station. Benefits include en- suite shower to bedroom 1, kitchen with appliances and communal roof terrace and garden. No chain. FULLY FURNISHED

Sharpthorne Court is a popular purpose-built block within a few minutes from Brighton Station in the New England Quarter.

This area is hugely popular with professionals keen to take advantage of Brighton Station with access to Brighton to London train services, superb bus links and the city centre. Situated near the local amenities with a wide range of cafes, shops to include Sainsburys and bars on popular London road and North laines of Brighton.

Entrance Hall - Entrance via security front door into communal area. Stairs leading to all floors. Walkway with views over communal gardens, leading to front door.

Open Plan Living Room - 7.8 x 4 (25'7" x 13'1") - Windows for front and rear, door onto balcony, power points, TV point, telephone point, electric wall mounted heater.

Kitchen Area - Kitchen comprises a selection of beech fronted low level units with work surface over, one bowl stainless steel sink with drainer and mixer tap, four ring electric hob with stainless steel ceiling mounted extractor unit over. Built-in low level electric oven and fridge freezer. Matching eyelevel cupboards and shelves. Under unit lighting, tiled splash back, power points, double glazed window to front.

Bathroom - Bathroom consists of three piece white suite. Panelled bath with shower over, low level WC with built in cistern, vanity mounted hand basin with cupboards under, part tiled walls, shaver point, extractor fan, down lighters, double glazed window to front, electric wall mounted heater, tiled flooring.

Bedroom One - 4.2 x 3 (13'9" x 9'10") - Double glazed window to rear, power points, TV point, Electric wall mounted heater

En Suite Shower Room - Ensuite comprises of walk in power shower with glazed door and tiled walls, low level WC, vanity mounted hand basin with cupboards under, shaver point, down lighters, extractor fan, electric towel rail, part tiled walls, tiled flooring.

Bedroom Two - 4.2 x 2.6 (13'9" x 8'6") - Double glazed window to rear, power points, TV point, electric wall mounted heater.

Communal Garden - Communal Gardens, bin and bike stores

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 136

Annual Ground Rent Amount: £274.00

Annual Service Charge Amount: £2,500.00

Price: Starting Bid £280,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Flat

Known property issues: Unsafe cladding

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

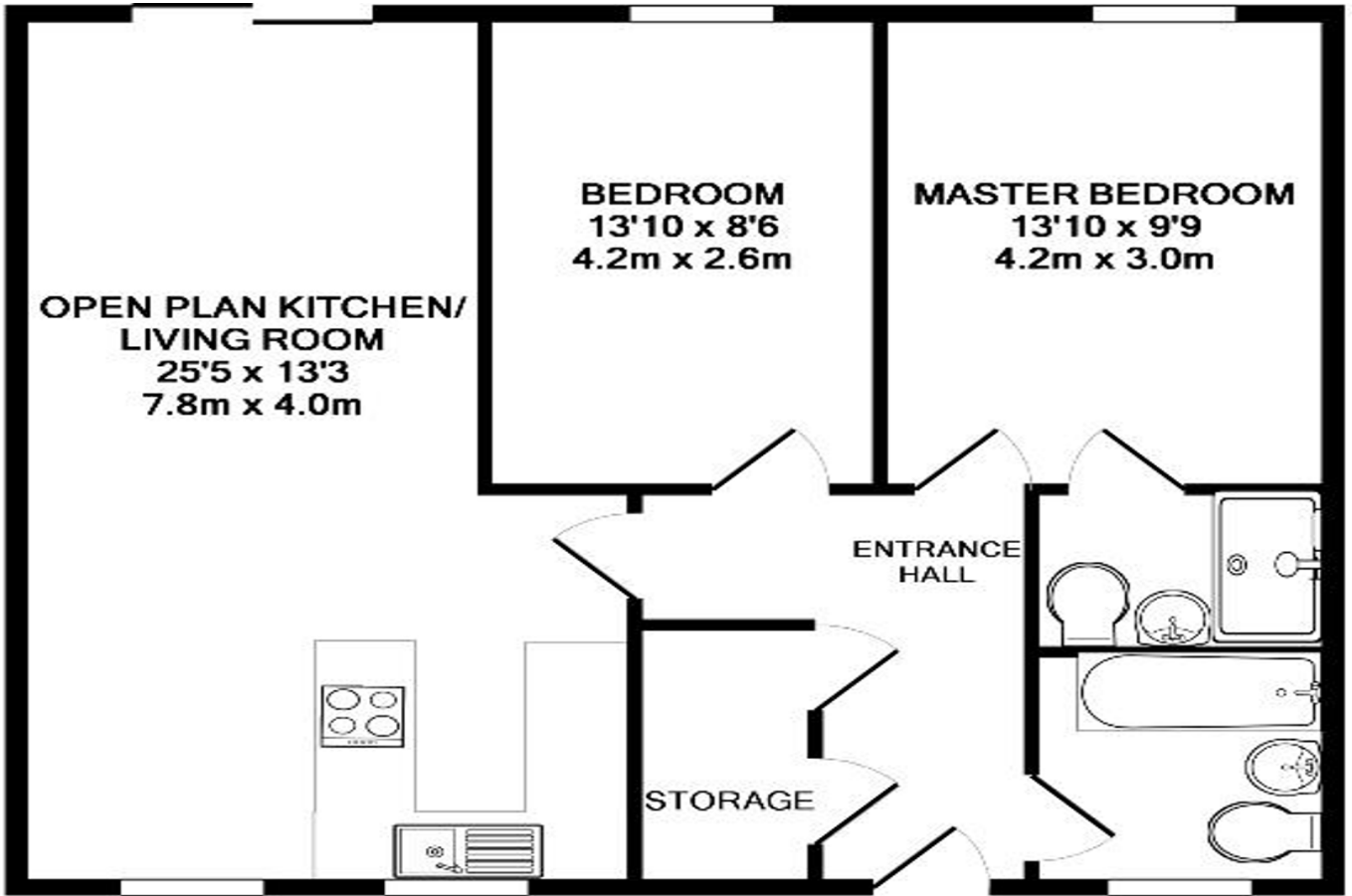
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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