



26a St Martins Place

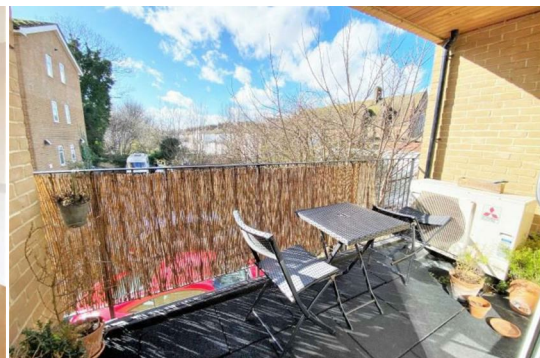
Brighton, BN2 3LE

Offers In The Region Of £280,000



A SPACIOUS FIRST FLOOR PURPOSE BUILT BALCONY FLAT IN A CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated off the Lewes Road, near St Martins Church and The Level park with its elm trees, playground, a skate park & water fountain feature for kids. Local shopping facilities are nearby with an array of coffee shops, takeaways & local convenience stores. The property is also well situated for local doctor, pharmacy and dental services. Frequent bus services are available to access the town centre, Churchill Square, Brighton Station, Sussex University or University of Brighton. Brighton seafront is under a 1.5 mile walk away.



INTRODUCTION

Situated in a modern complex built in 2016 this spacious first floor apartment offers engineered oak flooring, oak framed internal doors with polished chrome handles, triple glazed 'tilt and turn' windows, Gem stone kitchen worktops, high gloss Anthracite and white kitchen cabinets, Bosch induction hob and single oven, integrated fridge freezer and dishwasher. Mitsubishi air source Ecodan heat pumps (for every 1kw input, 3kw is produced), MHVR mechanical heat ventilation recovery system (90% efficient in recovering waste heat), under floor heating throughout, 7W cool white micro interceptor LED downlights. There s a covered bike stand to front of the block and facilities for recycling on the development.

COMMUNAL ENTRANCE HALLWAY

Staircase leading to

FIRST FLOOR

Front door to

ENTRANCE HALLWAY 15'8" LENGTH (4.78 LENGTH)

Engineered oak flooring, hard wired smoke detector, recessed LED spot lighting, wall mounted digital control panel for heating, wall mounted door entry video phone system, built in storage cupboard.

OPEN PLAN LIVING

22'5 x 11'2 widening to 14'6 - Incorporating Lounge/Dining and Kitchen area,

LOUNGE SECTION 14'7" x 12'7" (4.45 x 3.84)

South/Westerly aspect with recessed LED spot lighting, hard wired smoke detector, engineered oak flooring, T.V aerial point, telephone point. Recessed dining/study area. Triple glazed window to sliding patio door south providing access to

BALCONY 12'9" LENGTH (3.89 LENGTH)

With Hand rail, South/Westerly aspect.

KITCHEN AREA

South/Westerly aspect with double glazed window, fitted high gloss fronted range of eye level and base units comprising of cupboards and drawers, square edge Gem stone work surface, built in 'Bosch' 4 plate induction hob with 'Bosch' electric fan assisted oven under, glass splash back, underslung stainless steel circular wash bowl with mixer tap, integrated fridge freezer, integrated dishwasher. Utility cupboard housing, hot water cylinder, wall mounted electric consumer unit, space and plumbing for washing machine. Engineered oak flooring.

BEDROOM 14'6" x 9'1" (4.42 x 2.77)

2 x double built in wardrobes providing hanging space and storage, engineered oak flooring, triple glazed window to front, recessed LED spot lighting, hard wired smoke detector.

BATHROOM 12'0" x 7'3" (3.66 x 2.21)

Fitted with modern suite comprising of tiled panelled bath with mixer tap and bath filler, pop up waste, low level W.C, with concealed cistern, wall mounted wash basin and mixer tap, pop up waste, glass over shelf to rear, corner shower enclosure with glazed panel and opening door, wall mounted electric thermostatic with oversized shower head and separate hand held attachment, tiled flooring, recessed LED spot lighting.

OUTGOINGS

Lease: 125 years from 2016

Service Charge: £178 per month (including reserve fund contribution)

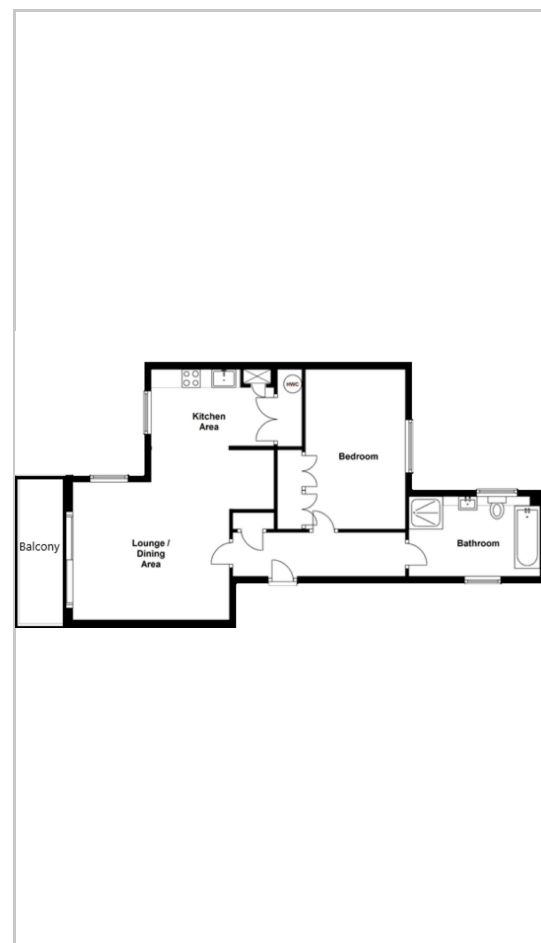
Ground Rent: £150 pa

Council Tax Band C

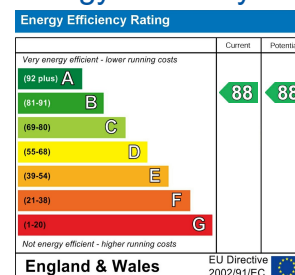
Area Map



Floor Plans



Energy Efficiency Graph



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