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Brighton Belle | Stroudley Road | Central Brighton

Brighton Belle | Stroudley Road | Central Brighton | £235,000

The property is a fantastically located contemporary sustainable living sixth floor apartment in a modern development with a passenger lift. This stunning high design apartment boasts; dual south east facing open plan living area with a stylish fitted kitchen with integrated appliances, a double bedroom and a bathroom. There is a built in wardrobe in the bedroom, with additional storage cupboard in the entrance hall and wood effect flooring throughout the property. Further benefits include a small easterly balcony offering rooftop views over Brighton towards the racecourse, use of a communal roof terrace and access to bike storage.

This development as well as providing a high class living experience includes all the features of sustainable living at the 'cutting edge' of the Governments targets for residential carbon emission reduction when constructed. Features include: Water efficient bathrooms fittings, highly insulated construction, energy efficient biomass boiler for heating and hot water, breathable external walls to benefit indoor air quality, sustainable sourced timber (FSC Certified) and efficient low energy lighting. Please visit http://www.onebrighton.co.uk/carbon_footprint.aspx for further information.

- A One Bedroom Sixth Floor Apartment
- In This Recently Constructed Eco Friendly Development
- Situated Close To Brighton Station
- Ideal For Shops, Cafes, Seafront etc
- Passenger Lift Access
- Open Plan Living Area with Stylish Fitted Kitchen
- Rooftop Views of Brighton Towards The Racecourse
- Small Easterly Aspect Balcony
- Communal Roof Terrace
- Approximately 122 Year Lease

Situation

Brighton Belle was constructed approximately two years ago and is situated close to Brighton Mainline Railway Station with convenient access to the North Laine retail thoroughfare with its mix of shops, cafes and restaurants. The seafront/promenade, Churchill Square shopping centre and many other city centre amenities are all within easy reach.

Entrance Hall

3.55m (11' 8") in length

With built in double storage cupboard housing fuse board and Switch2 energy system, built in shelving, wood effect flooring, wall mounted heating control and ceiling down lighting.

Open Plan Living Area

8.05m overall x 2.96m narrowing to 2.12m (26' 5" overall x 9' 9" narrowing to 6' 11")

Dual south easterly aspect room with superb rooftop views towards the racecourse, wood effect flooring, wall up lighting and double doors opening onto small balcony.





Kitchen Area

Range of white matt finish wall and base cupboards with work surfaces & splash backs over, stainless steel one and a half bowl sink with mixer tap, range of built in appliances including oven with four ring electric hob and extraction hood over, fridge/freezer, washer/dryer, under unit lighting, wall up lighting and wood effect flooring.

Bedroom

5.86m overall x 2.66m narrowing to 2.07m (19' 3" overall x 8' 9" narrowing to 6' 9")
Easterly aspect room with rooftop views towards the racecourse, built in double wardrobe, wall up lighting and neutral carpet.

Bathroom

White suite comprising a panelled bath with mixer tap & shower over, shower screen, low level WC with concealed cistern, hand wash basin with mixer tap, heated towel rail, wall mounted mirror, ceiling down lighting, tiled walls, tiled floor and shaver point.

Small Easterly Aspect Balcony

With balustrade and offering rooftop views of Brighton towards the racecourse.

Communal Roof Terrace

Situated on the eleventh floor of the building.

Occasional Terrace

Situated on the sixth floor.



Directions

Starting from Brighton Mainline Railway Station head out of the station using the Station pick up point exit. Continue following the exit road until you reach the small roundabout at the junction with Stroudley Road. Turn right and Brighton Belle is on the left hand side on the corner of New England Street.

Price

£235,000

Tenure

Leasehold

Agents Notes

Version 211021

Council Tax Band B

Viewing is by prior arrangement with
Oakley Residential
3 North Road, Brighton, , BN1 1YA.
Telephone: 01273 688881
Email: brighton@oakleyproperty.com

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Oakley
www.oakleyproperty.com

Brighton & Hove
City Office

3 North Road Brighton
East Sussex BN1 1YA
01273 688881

Lewes Town &
Country Homes

14A High Street Lewes
East Sussex BN7 2LN
01273 487444

The London
Office

62 Pall Mall
London SW1Y 5HZ
020 7839 0888