

2 Stroudley Road
Brighton
BN1 4ZB



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Brighton Belle 2 Stroudley Road

£255,000

Ideally located next to Brighton Station, in the vibrant heart of the New England Quarter, and just moments from the charming Brighton Lanes and scenic parks, this is a rare opportunity to acquire a stylish 1-bedroom modern leasehold apartment.

Communal Hall

The building features a communal hall with both lifts and stairs providing access to all floors, along with a shared roof terrace. Private post boxes are also conveniently located in this area.

Entrance Hall

The entrance hall, featuring elegant wooden floors, provides access to all rooms and includes a convenient storage cupboard.

Hot water is supplied to all apartments via a central biomass boiler, managed by the Building Management Team. The property also benefits from an Xpelair energy-saving heat recovery ventilation system (MVHR), which provides both heating and the option to pump fresh air into the apartment.

Open Plan Sitting Room/Kitchen

The room features a triple-glazed window to the side and triple-glazed doors leading to a Juliet balcony. The sitting area is fitted with wooden flooring, while the kitchen boasts stylish tiled flooring. The kitchen is equipped with a range of wall and base-level units, work surfaces with splashbacks, a one and a quarter bowl stainless steel sink with a mixer tap, an electric oven, a four-ring hob, an extractor hood, washer/dryer, and a fridge/freezer. The room also benefits from various power points and TV points throughout.

Bedroom

A spacious double bedroom featuring a triple-glazed window, wooden flooring, and a large built-in wardrobe.

Bathroom

The bathroom features a panel bath with a mixer tap and shower attachment, a work surface, and an inset wash hand basin with a mixer tap. Additionally, there is a low-level W/C with a concealed cistern, part-tiled walls, a tiled floor, ceiling spotlights, and a heated towel rail.

Roof Garden

A communal roof garden with seating areas, offering stunning views over Brighton.

Other Information

The apartment benefits from a long lease and comes with the added advantage of readily available supporting documents related to the EWS, including a Landlord Certificate confirming the removal of liability for any historic defects under the Building Safety Act. This ensures the ability to secure mortgage products, unlike many other properties of this age and style.

Offered with no chain.

* Some images have been virtually staged for illustrative purposes.

Local Authority

Brighton and Hove

Council Tax Band B

EPC Rating C



Contact

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35 Brighton Belle

Approximate Gross Internal Area
45.8 sq m / 493 sq ft

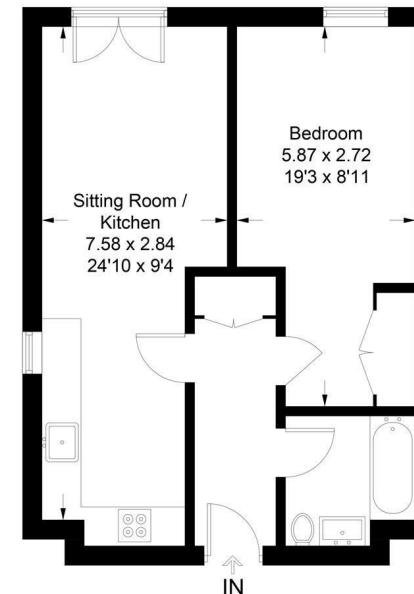


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