

Sharpthorne Court  
2 Fleet Street  
Brighton  
BN1 4GS



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS



## 27 Sharpthorne Court

### £310,000 Leasehold

#### SECURE SALE ONLINE BIDDING

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Sharpthorne Court is a popular purpose-built block within a few minutes of 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

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

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

Double glazed window to rear, power points, TV point, electric wall mounted heater.

#### Communal Garden

Communal Gardens, bin and bike stores

#### Additional Information

Council Tax Band: D

EPC Rating: C

Lease information: Leasehold

Service Charge: £2,500 per annum

Ground Rent: approx. £275 per annum

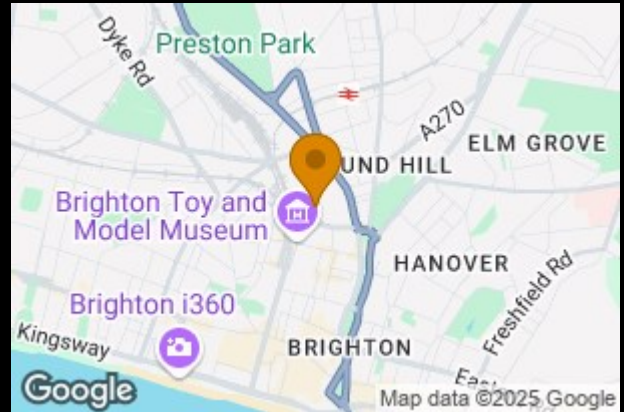
Managing Agent: First Port, based in Luton.

Local Authority  
Brighton & Hove

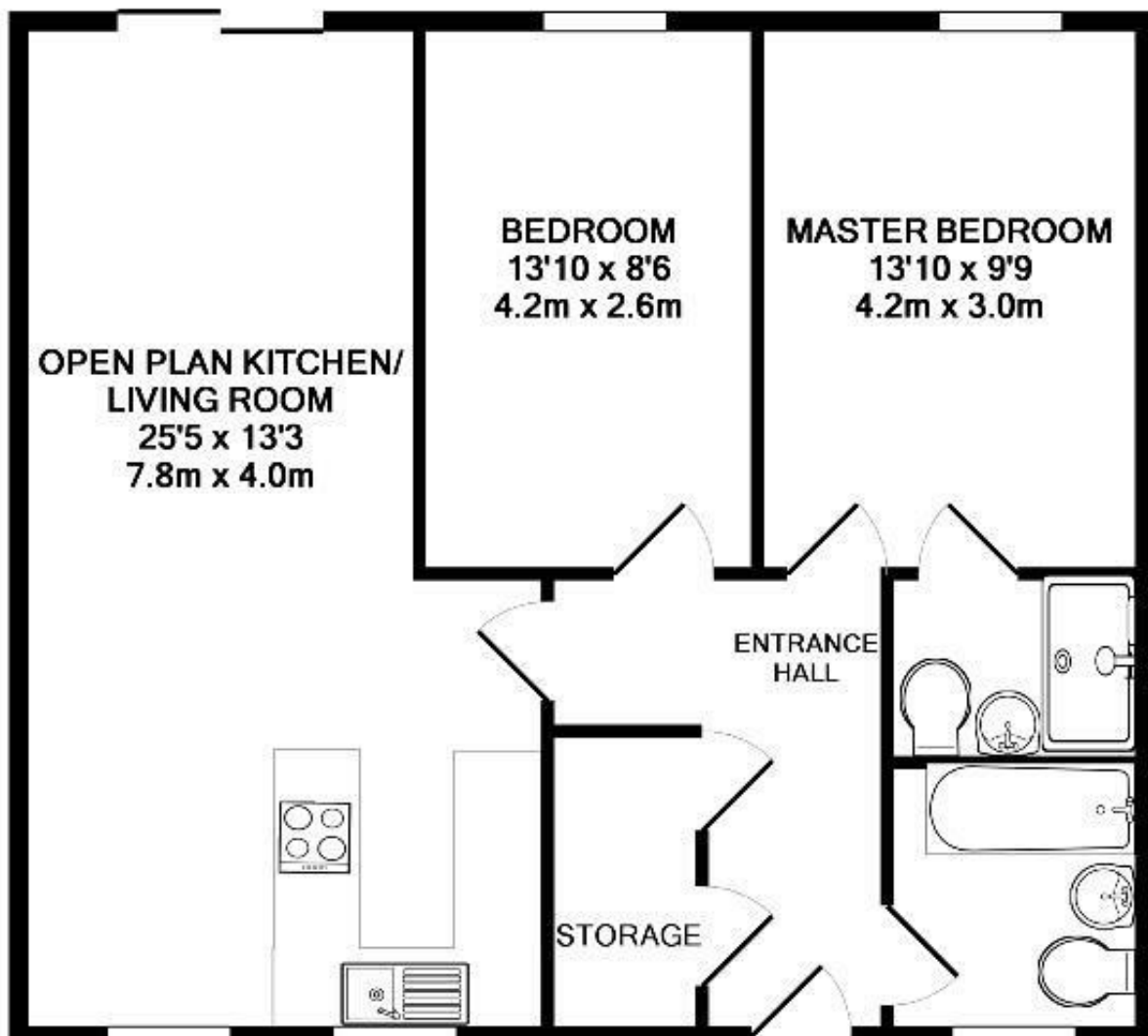
Council Tax Band  
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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