

**36 Belbourne Court
Bread Street
Brighton
BN1 1TT**

**FOR
SALE**



**ONE BEDROOM RETIREMENT FLAT FOR OVER 60'S IN
MODERN CITY CENTRE DEVELOPMENT**

£129,950 LEASEHOLD

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Residential Sales & Lettings

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Belbourne Court is a modern development of purpose built flats designed specifically for the over 60's and occupying a very central location at the top end of North Road, readily accessible to the vibrant North Laines with its restaurants, café bars and boutiques, Brighton main line railway station and the Western Road shopping thoroughfare and the Seafront.

Flat 36 is arranged on the second floor facing east and has the benefit of communal facilities including residents lounge, roof terrace, laundry, guest suite and limited residents parking.

The flat is approached via an attractive carpeted entrance hall with door entry phone system, resident managers' office and passenger lift.

All flats within the development are currently having uPVC double-glazed windows fitted.

The accommodation briefly comprises bedroom, bathroom, lounge and kitchen, has newly fitted carpets and is arranged more particularly as follows:

ENTRANCE HALL:

Door entry phone system, linen cupboard with pre-insulated cylinder tank and dual control immersion.

SITTING ROOM:



18'3 x door recess x 10' (5.56m x 3.04m) Creda wall mounted electric heater, TV and radio aerial points, sealed unit double-glazed windows, alarm call system, telephone point, opening onto:

KITCHEN:



8' x 6'9 (2.43m x 2.05m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit, space for electric cooker with extractor hood above, space for fridge, space and plumbing for washing machine, extractor hood.

BEDROOM:



14'3 x 8'9 (4.34m x 2.66m) Wall mounted electric heater, TV and radio aerial points, sealed unit double-glazed windows, recessed wardrobe cupboard with sliding doors having hanging and shelved storage space.

BATHROOM:

Coloured suite comprising panelled bath, wash hand basin, low-level WC, extractor fan, wall mounted electric heater, part tiling to walls.

OUTGOINGS**LEASE:**

Approximately 70 years remaining.

GROUND RENT & MAINTENANCE:

£195.66 per month.



ROOF TERRACE



RESIDENTS LOUNGE

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDORS AGENTS
GRAVES SON & PILCHER LLP 01273 321123**