

47 Patching Lodge  
Park Street  
Brighton  
BN2 0AQ

FOR  
SALE



## SOUTH FACING RETIREMENT FLAT ENJOYING VIEWS OVER KEMP TOWN TO THE SEA

**£275,000 LEASEHOLD**

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Residential Sales & Lettings

Patching Lodge occupies a convenient residential location on the corner of Freshfield Road and Eastern Road and is approached via a long driveway in Park Street and being readily accessible to local shops in St George's Road and St James's Street, the Seafront and bus service to the City centre and mainline railway station.

The development built in 2009 comprises some 76 one and two bedroom extra care retirement apartments (over 55's) with a mixed tenure of rent (social landlord), shared ownership and leasehold.

There is a comprehensive range of facilities on site including, shared gardens, residents lounge, guest rooms, hair salon, shop, coffee bars restaurant, cinema and laundry room. There is both on site and off site management assisting with a variety of social activities and assessing further support if needed whilst managing the upkeep of the buildings and grounds.

Flat 47 is arranged on the fourth floor and approached via a communal entrance hall with locked front door and then additional door entry phone to a passenger lift. The flat has a predominately south facing aspect enjoying views over the roof tops of Kemp Town to the sea beyond.

The well-presented accommodation comprises L-shaped hall, 2 double bedrooms, en-suite bathroom with additional return door to hallway, double aspect sitting room opening onto a modern fitted kitchen.

Arrange more particularly as follows:

**L-SHAPED ENTRANCE HALL:** Coved ceiling, radiator, Tunstall entry/alarm call speech module, cupboard housing electricity distribution board and shelving.

**LIVING ROOM:**



21'6 x 10'9 narrowing to 10' (6.55m x 3.27m x 3.04m) Of irregular shape with far reaching views south and east over the roof tops of Brighton to the sea, TV, radio and Sky points, Dimplex wall mounted contemporary flame effect remote control electric fire, wall mounted heater, uPVC double-glazed windows, opening onto:

**KITCHEN:**



11'6 x 8'6 (3.50m x 2.59m) Double aspect, range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap and rinser, ceramic hob, eye level Zanussi stainless steel oven, integrated fridge and freezer, integrated washer/dryer, coved ceiling, extractor fan, uPVC double-glazed windows with views down towards the sea.

**BEDROOM 1:**

13'9 x 10'6 (4.19m x 3.20m) Of irregular shape, coved ceiling, uPVC double-glazed windows looking out over the roof tops of Brighton to the sea beyond, built in wardrobe cupboard with hanging and shelved storage space, telephone point, wall mounted heater.

**BEDROOM 2:**

11' x 8'6 (3.35m x 2.59m) Coved ceiling, TV aerial point, uPVC double-glazed window with extensive south facing views across the roof tops of Brighton to the sea beyond, wall heater.

**SHOWER ROOM:**

Walk-in double shower with mixer valve, sliding screen, low-level WC with dual flush cistern, wash hand basin, extractor fan.

**OUTGOINGS****MAINTENANCE:**

Approximately £315.00 a month and encompasses heating, hot water and service charge, catering, infrastructure and home owner charges.

**LEASE TERM:**

Runs for 125 years from 2009.

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

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