

Flat 12 Ocean Building
102 Queens Road
Brighton
BN1 3ZA

FOR
SALE



**ONE BED APARTMENT READILY ACCESSIBLE
BRIGHTON STATION**

**£239,950 LEASEHOLD
(SHARE OF FREEHOLD)**

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Residential Sales & Lettings

Ocean Building occupies a prominent residential location on Queens Road, readily accessible to Brighton mainline railway station, many of the Cities amenities and attractions including, The Lanes, North Laine with its vibrant and bohemian community, The Seafront, Brighton Pier along with the Churchill Square shopping mall and bus services to various part.

Ocean Building was converted from office premises back in the late 1990's and comprises some eighteen self-contained flats.

Flat 12 is located on the lower ground floor, approached via a main entrance with door intercom and passenger lift and an alternate rear entrance in Frederick Street.

The flat comprises an open plan living room and kitchen, bedroom and shower room.

The flat is ideally suited for a commuter or pied-a-terre, has gas fired central heating, double-glazed windows now requires some updating and is arranged more particularly as follows:

OPEN PLAN LOUNGE/KITCHEN:



19'3 x 13'3 (5.86m x 4.03m) Laminate floor, two radiators, range of modern wall and floor units incorporating cupboards, drawers, work surfaces, stainless steel four burner gas hob with Bosch oven under and Bosch canopied stainless steel extractor hood above, stainless steel 1½ bowl sink unit with mixer tap, integrated appliances including dishwasher, fridge and freezer and with Hotpoint washing machine, cupboard Worcester gas fired central heating boiler with digital programmer, aluminium double-glazed windows, inset ceiling down lighters, opening on to:

BEDROOM:



12' x 8'9 (3.65m x 2.66m) Range of built in wardrobe cupboards with hanging and shelved storage space, laminate floor, radiator, aluminium double-glazed window.

SHOWER ROOM:



Full tiled walls, corner shower cubicle with curved sliding screen and with Grohe mixer valve, low-level WC with dual flush cistern, pedestal wash basin with mixer tap, ladder style heated towel rail, ceramic tiled floor, inset ceiling down lighters, extractor fan.

OUTGOINGS

LEASE:	Expires 2123.
GROUND RENT:	Not collected.
MAINTENANCE:	£1,363.50 Half yearly.
MAINTENANCE FOR LIFT SERVICE:	£128.05 Half yearly.

All measurements are taken to the nearest 3 inches (7.6cm)
**VIEWING THROUGH VENDORS AGENTS
GRAVES SON & PILCHER LLP 01273 321123**

