

16 Belbourne Court  
Bread Street  
Brighton  
BN1 1TT

FOR  
SALE



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

**£140,000 LEASEHOLD**

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Residential Sales & Lettings

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Occupying a central residential location, Belbourne Court is a well-established development of modern flats catering for the over 60's.

Situated at the upper end of North Road being readily accessible to the North Laine, a vibrant area of individual shops, restaurants and café bars, Brighton mainline railway station, the Western Road shopping thoroughfare, including the Churchill Shopping Mall, the Seafront and bus services to many parts of the City.

Flat 16 is arranged on the first floor facing west and enjoys the use 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, resident manager's office and passenger lift.

The flat is extremely well presented having been completely refurbished four years ago, including modern kitchen and shower room fitments, uPVC double-glazed windows and with laminate flooring throughout, arranged more particularly as follows:

#### ENTRANCE HALL:

Linen cupboard with Gledhill pressurised hot water cylinder with dual control immersion, further recessed storage cupboard, door entry phone and alarm call system, laminate flooring.

#### SITTING ROOM:



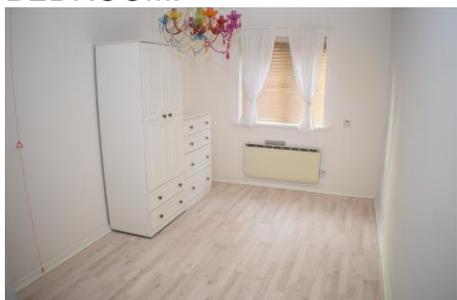
18' into bay x 8'9 (5.48m x 2.66m) Creda storage heater, TV and radio aerial points, recently installed uPVC double-glazed windows, alarm cord, opening onto:

#### KITCHEN:



Refurbished 7'9 x 5'6 (2.36m x 1.67m) Excellent range of high gloss wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, inset Lamona eye-level oven, space and plumbing for washing machine, space for under counter fridge, Lamona ceramic hob, extractor fan, part tiling to walls, Laminate flooring, electric cooker point, extractor fan.

#### BEDROOM:



15'6 x 8'6 (4.72m x 2.59m) Wall mounted electric heater, TV and radio aerial points, uPVC double-glazed window, alarm cord, built in wardrobe cupboard with hanging and shelved storage space, laminate flooring.

**BATHROOM:**

Modern suite with tiled corner shower cubicle having mixer valve, low-level WC, wash hand basin, contemporary mixer tap, extractor fan, ceramic tiled floor, alarm cord, wall mounted electric heater.

**OUTGOINGS****LEASE:**

Approximately 157 years remaining.

**MAINTENANCE:**

£203.02 per month.

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

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



Residents Lounge



Roof Terrace

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