



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	78	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TOTAL APPROX. FLOOR AREA 450 SQ.FT. (41.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



John Hoole Estate Agents present this IMMACULATELY PRESENTED, ONE BEDROOM PURPOSE BUILT FLAT offering LIGHT AND AIRY ACCOMMODATION with a WEST ASPECT. Benefits include a LARGE BALCONY with SEA VIEWS over playing fields. In addition, there is DOUBLE GLAZING THROUGHOUT, MODERN KITCHEN AND BATHROOM, 24HR RESIDENT PARKING and LIFT ACCESS. This property is offered with a LONG LEASE.

Set in COMMUNAL GARDENS and situated in a convenient location in close proximity to a Tesco Express, tennis courts, private gym, gastro-pub and bus stop with links to Brighton train station. Easy access also to Preston Park station and the A27/A23.

Additional Information:

Tenure: Leasehold

Length of lease remaining: 139 years

Ground rent: peppercorn

Council tax band: A

Pets allowed with permission from freeholder

No short term lets



- Purpose built second floor flat
- Set in pleasant communal gardens
- Balcony with fabulous SW aspect
- Off-street parking for residents
- Refurbished to a high standard
- Distant sea views
- Lift and secure entry phone
- Long lease
- Bike storage
- Well maintained building and communal areas