



## 2 bed apartment to buy in BN2

Beresford Road, Brighton, East Sussex,  
BN2 5DD

**£185,000** Starting Bid

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Partial Sea Views
- ✓ Close to the hospital
- ✓ Low Service Charge & Ground Rent
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Set in an elevated position with sea views, this well-presented two-bedroom flat offers stylish, spacious accommodation in a highly sought-after Kemptown location, moments from the Royal Sussex County Hospital and local amenities.

The property opens into a generous entrance hallway, providing access to all rooms. There are two well-proportioned double bedrooms, both offering excellent space for bedroom furniture and storage, making the layout ideal for a range of buyers.

The lounge is a bright and inviting space, comfortably accommodating both living and dining areas. A central feature fireplace adds character and creates a focal point, making this a fantastic room for relaxing or entertaining.

The kitchen and bathroom are modern and tastefully finished, enhancing the overall sense of quality throughout the flat. The bathroom features a full-sized bath with overhead shower and smart tiled finishes, while the kitchen is well-equipped with contemporary units and worktops.

Finished in neutral, the flat benefits from double glazing and gas central heating throughout. The property is offered vacant and chain free, making it ideal for buyers looking for a smooth and flexible move.

Located in the heart of Kemptown, the flat is well positioned for the seafront, hospital, local shops, cafés, and excellent transport links via Eastern Road.

An excellent opportunity to secure a spacious two-bedroom flat in a popular central location.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 84

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £800.00

Price: Starting Bid £185,000

Property Type: Apartment

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

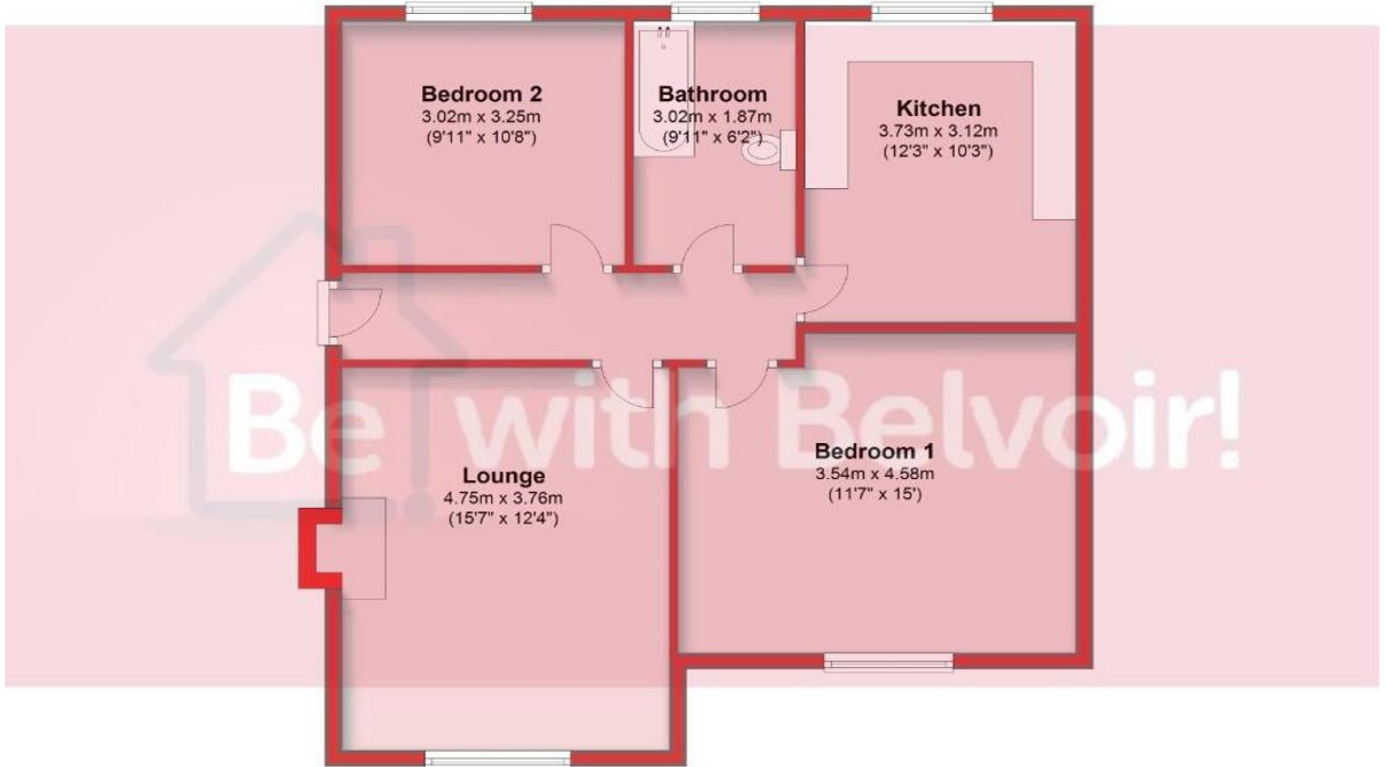
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Ground Floor

Approx. 70.0 sq. metres (753.6 sq. feet)



Total area: approx. 70.0 sq. metres (753.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Beresford Road, Brighton, East Sussex, BN2 5DD

Contact your local branch today for more information on this property:  
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<https://www.gandtproperties.co.uk/>

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