

Brighton Belle Stroudley  
Road  
Brighton  
BN1 4ZD



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS



# Brighton Belle Stroudley Road

## £270,000 Leasehold

### Stylish Two-Bedroom Apartment – Brighton Belle, 6th Floor – Vacant Possession

Located in the sought-after Brighton Belle development, this sixth-floor two-bedroom apartment offers a fantastic opportunity for both homeowners and investors. Ideally positioned just moments from Brighton mainline station, the property is perfectly placed for city living and commuting alike.

#### Communal Entrance

Entrance through a secure front door leading into a lobby area with letterboxes for all apartments. Two passenger lifts provide access to all floors.

#### Communal Lobby

Sixth-floor landing featuring a communal terrace with seating, leading to the front door of the apartment.

#### Inner Hall

Doors leading to all rooms.

Hot water is supplied to all apartments via a central biomass boiler, managed by the Building Management Team. The property also benefits from an Xpelair energy-saving heat recovery ventilation system (MVHR), which provides both heating and the option to pump fresh air into the apartment.

#### Open Plan Living Room

Living Area: This spacious area includes a TV point, power points, and a telephone point. The triple-glazed French doors open onto a south-facing balcony overlooking Stroudley Road.

Kitchen Area: The kitchen is fitted with a range of wall and base-mounted units, complemented by laminate work surfaces. It features a stainless steel sink with a mixer tap, an electric four-ring hob with an extractor fan above, and an electric oven below. Additional integrated appliances include a dishwasher, fridge/freezer, and washer/dryer. The kitchen also benefits from a triple-glazed window to the side and wood-effect flooring.

#### Balcony

A southerly-facing terrace offering views over Brighton's North Lanes and the sea.

#### Bedroom 1

The room features a triple-glazed window to the side, power points, TV point, telephone point, and built-in wardrobes.

#### En Suite

The en suite comprises a purpose-built walk-in shower, low-level WC, and a vanity unit housing the hand basin, with part-tiled walls.

#### Bedroom 2

The room features a triple-glazed window to the side, radiator, power points, TV point, telephone point, and a built-in wardrobe.

#### Bathroom

The bathroom comprises a three-piece suite, including a panelled bath, low-level WC, and a vanity unit with a hand basin. It also features part-tiled walls and an extractor fan.

#### Communal Roof Terrace

There are communal terraces on several floors, as well as a spacious roof terrace on the 11th floor, offering panoramic views over the city.

#### OTHER INFORMATION

EPC rating B

Council Tax band D ( Brighton and Hove council)

Lease length: 125 Years, 108 Remaining

Service Charge: £3,512.36

Ground Rent: £300.00 pa

Supporting documents related to the EWS1 certificate.

Offered with no chain.

The electricity provider is Switch 2 Energy Limited.

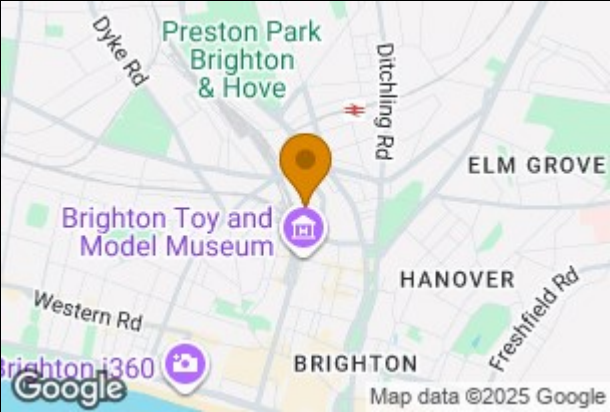
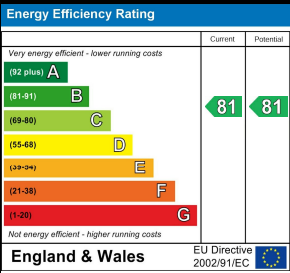
Managing Agent: SHW (Stiles Harold Williams)

Please note, no pets are allowed due to Head Lease terms.

Local Authority  
Brighton & Hove City Council

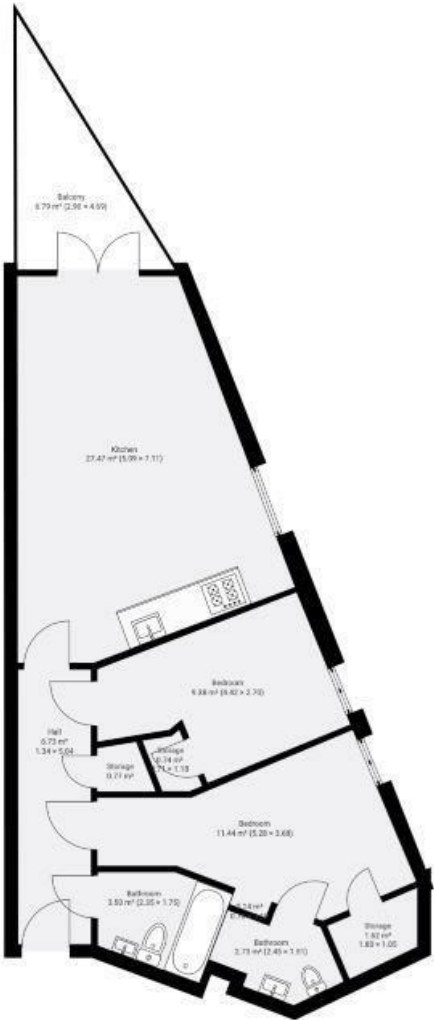
Council Tax Band  
D

Directions



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

TOTAL AREA: 71.25 m<sup>2</sup> · LIVING AREA: 64.47 m<sup>2</sup>



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