



For Sale: £280,000 Leasehold  
Bembridge Street, East Sussex, BN2

- Two Double Bedrooms
- 17' Kitchen / Living Room
- Rear Garden
- Bathroom with Bath

**Arington** 

Arington are pleased to offer for sale this first floor two double bedroom apartment with rear garden located within easy walking distance of Lewes Road, Brighton, with its range of shops and bus links. In addition, to the two double bedrooms the apartment benefits from an 17' open plan kitchen / living room, bathroom with bath with shower over, store room, raised rear terrace with stairs leading down to a South facing rear garden. The apartment also benefits from gas fired central heating and double glazing. Council Tax Band: B. EPC: C.

**Internal**

**Entrance Hall** Door to...  
**Landing** Stairs to the first floor. Loft Hatch. Doors to...  
**Lounge Area** Window to the side. Open plan to...  
**Kitchen Area** Fitted with a range of wall and floor units with granite effect and wood worktops with inset one and a half stainless steel sinks with drainer. Window to the side.  
**Bedroom** Windows to the front.

**Bedroom**

**Bathroom**

**Store Room**

**External**

**Rear Garden**

**Other**

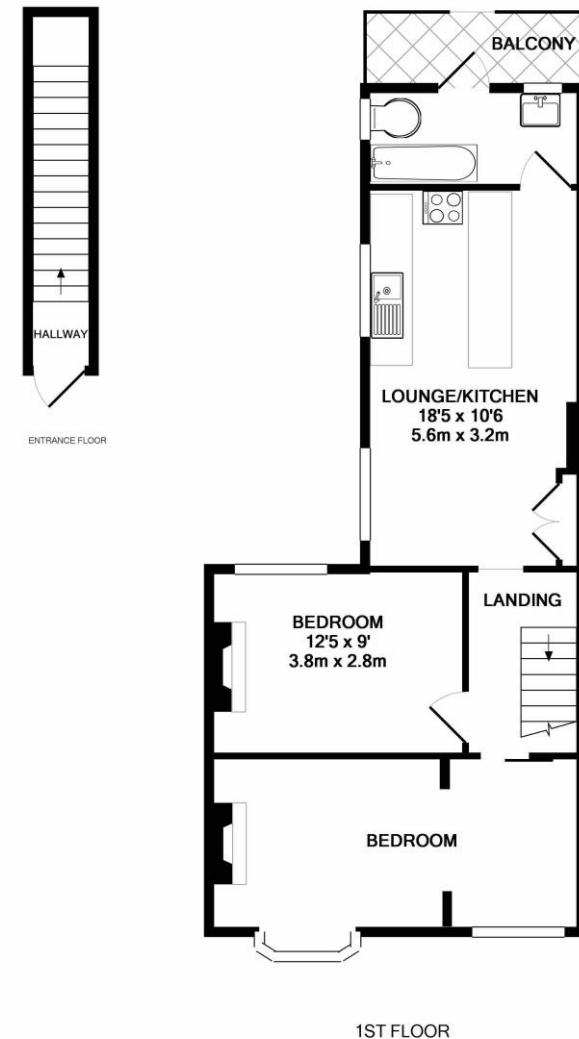
Window to the rear.  
 Fitted with a white suite comprising of a panelled bath with shower over, low level WC and vanity unit with basin. Opaque window to the side. Door to...  
 Cupboard. Windows to the rear. Door to...  
 Raised decked veranda, stairs down to the garden, block paved with established shrubs borders.  
 Lease term = 99 years from 25th March 2010 to 24th March 2109. Service Charge + management Fee + Buildings Insurance = £704.76 per annum (£352.38 for the period 25/03/2021 to 24/09/2021) Ground Rent = £250 per annum (£125 per the period 25/03/2021 to 24/09/2021)



# Room Details

## Internal

|              |                                   |
|--------------|-----------------------------------|
| Lounge Area  | 10'9" x 9'8" (3.28m x 2.95m)      |
| Kitchen Area | 7'8" x 7'2" (2.34m x 2.18m)       |
| Bedroom      | 18'0" x 11'1" max (5.49m x 3.38m) |
| Bedroom      | 11'11" x 8'10" (3.63m x 2.69m)    |
| Bathroom     | 10'6" x 4'9" (3.20m x 1.45m)      |



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.  
Made with Metropix ©2019

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

