

A spacious two/three double bedroom triplex apartment in this landmark Grade II Listed building with 152 sq m/1641 sq ft of floor space within this former Brighton Technical College building.

Old College House in Richmond Terrace is a charming and unique building, formerly a municipal college and a splendid example of Victorian architecture which was converted into apartments circa 2004. Opposite is The Level, which has benefited from a massive regeneration project. The re-landscaped park now also includes a café and an exhibition room. The bustling streets of the North Laine district with its unique and eclectic array of shops, cafes, restaurants and bars is a short walk away and Brighton mainline railway station is half a mile away, making this property ideal for London commuters and for those wishing to live in the heart of the city and close to the seafront.

Entering through a secure and beautiful tiled communal reception hallway, stairs rise to the first floor landing with front door opening into entrance hallway with oak flooring, carpeted stairs with a brushed steel handrail and glass balustrade rise to the upper floors with storage beneath.

A lounge/dining room has a double height ceiling and with double glazed windows to the front end enjoying a south westerly aspect and door to the entrance hall.

Kitchen has working services with a wealth of cupboard and drawer storage, with five ring gas hob,

countersunk 1 1/2 bowl sink, Bosch oven, microwave oven above, integrated fridge and freezer, cupboard housing boiler, window to the side and a door into the entrance hall.

Returning to the entrance hall stairs rise to a landing with telephone entry system.

Mezzanine bedroom/family room/office partially overlooks the lounge/dining room below.

Bedroom with a sealed unit double glazed window to the side, fitted wardrobes.

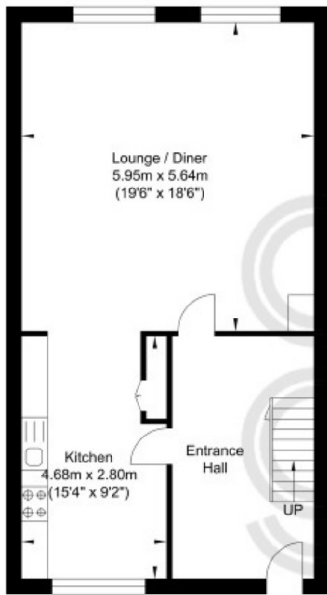
Shower room/WC with shower cubicle and thermostatically controlled shower, wall hung WC, wash basin, extractor fan, partially tiled walls.

Returning to the landing further carpeted stairs rise to landing with phone entry system.

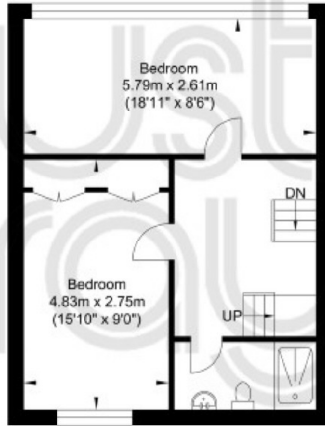
Master bedroom suite with a pair of double glazed dormer style windows enjoying a south westerly aspect, walk in wardrobe with shelving and hanging rail and access to eaves storage.

En-suite bathroom with white suite and enclosed enamel bath and fitted shower over bath, wall hung WC, semi pedestal wash basin, window to the side, tiled walls.

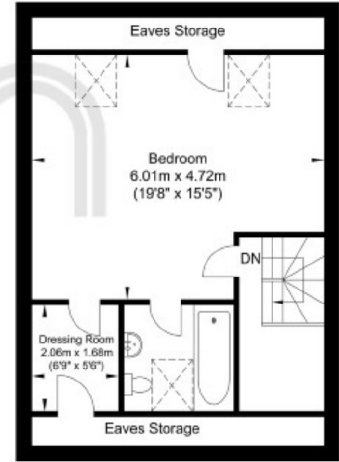
Old College Terrace



Ground Floor
Approximate Floor Area
651.43 sq ft
(60.52 sq m)



First Floor
Approximate Floor Area
457.78 sq ft
(42.53 sq m)



Second Floor
Approximate Floor Area
532.38 sq ft
(49.46 sq m)



Approximate Gross Internal Area = 152.51 sq m / 1641.60 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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Energy Performance Certificate

Flat 30 Old College House
8-10, Richmond Terrace
BRIGHTON
BN2 3DY

Dwelling type: Top-floor maisonette
Date of assessment: 15 April 2010
Date of certificate: 16 April 2010
Reference number: 0071-2845-5349-9990-0211
Type of assessment: RGSAP, existing dwelling
Total floor area: 142m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
78	81	78	79

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	134 kWh/m ² per year	124 kWh/m ² per year
Carbon dioxide emissions	3.1 tonnes per year	2.9 tonnes per year
Lighting	£162 per year	£81 per year
Heating	£371 per year	£383 per year
Hot water	£147 per year	£147 per year

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

