

austin gray  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

austin gray



## Flat B, 11 College Terrace

Brighton, BN2 0EE

£400,000



# Flat B, 11 College Terrace



A beautifully presented TWO BEDROOM MAISONETTE with its OWN GARDEN and SEPARATE STUDY / OFFICE with far-reaching SOUTHERLY VIEWS across Brighton College grounds TOWARDS THE CITY AND SEA, ideally positioned moments from Kemptown Village.

College Terrace is superbly located adjacent to Sutherland Road and Walpole Terrace, enjoying uninterrupted outlooks over the prestigious grounds of Brighton College. The vibrant charm of Kemptown Village is just a short stroll away, offering an extensive mix of cafés, restaurants, independent shops and amenities, while Brighton Marina with its waterfront boutiques, restaurants, cinemas and casino is easily reached. The area is also exceptionally well served by renowned schools for all age groups.

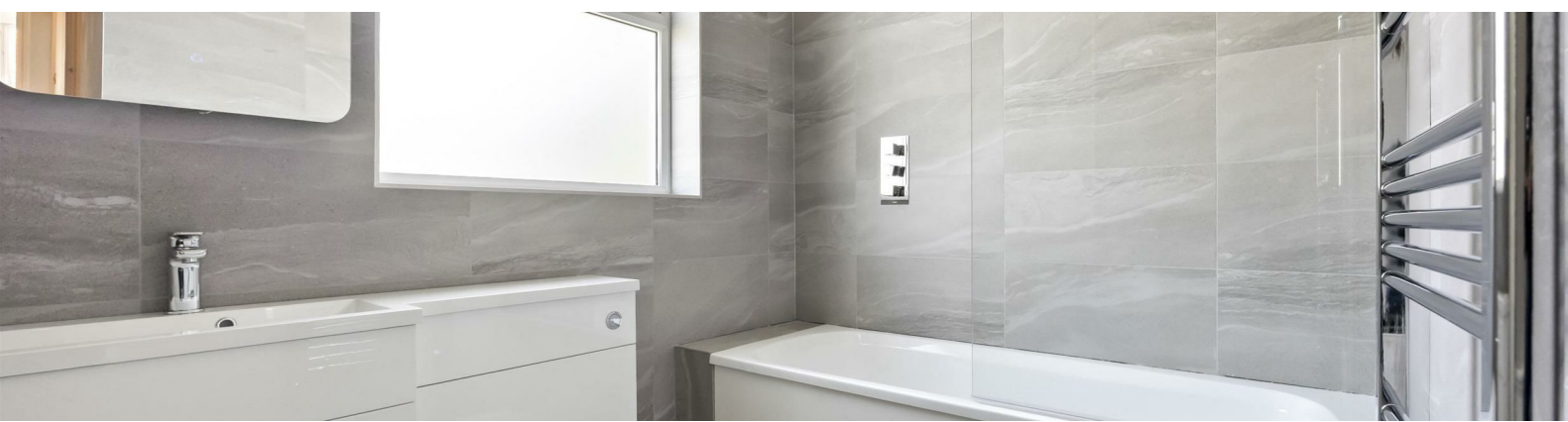
This beautifully presented apartment is set within an attractive red brick building, accessed via a newly decorated communal entrance. Upon entering the property, you are welcomed into a spacious entrance hall. To the front, a bright bay-fronted lounge enjoys pleasant views overlooking the grounds of Brighton College. The newly fitted kitchen/breakfast room is well-appointed with a range of integrated appliances, including an oven, hob, extractor hood, fridge/freezer, and dishwasher.

At the rear of the property, a versatile utility room provides space and plumbing for a washing machine, along with access via double glazed door that leads to a private, paved patio garden. The ground floor also benefits from a cloakroom and additional storage cupboard.

Stairs rise from the entrance hall to the first floor landing, where the front facing bay fronted principal bedroom and a separate office/study both enjoy views over Brighton College grounds. A second bedroom is positioned at the rear and includes a cupboard housing a Worcester central heating boiler. The newly installed bathroom features a contemporary white suite comprising an enclosed bath with shower over, WC, and vanity unit with illuminated mirror, complemented by tiled walls.

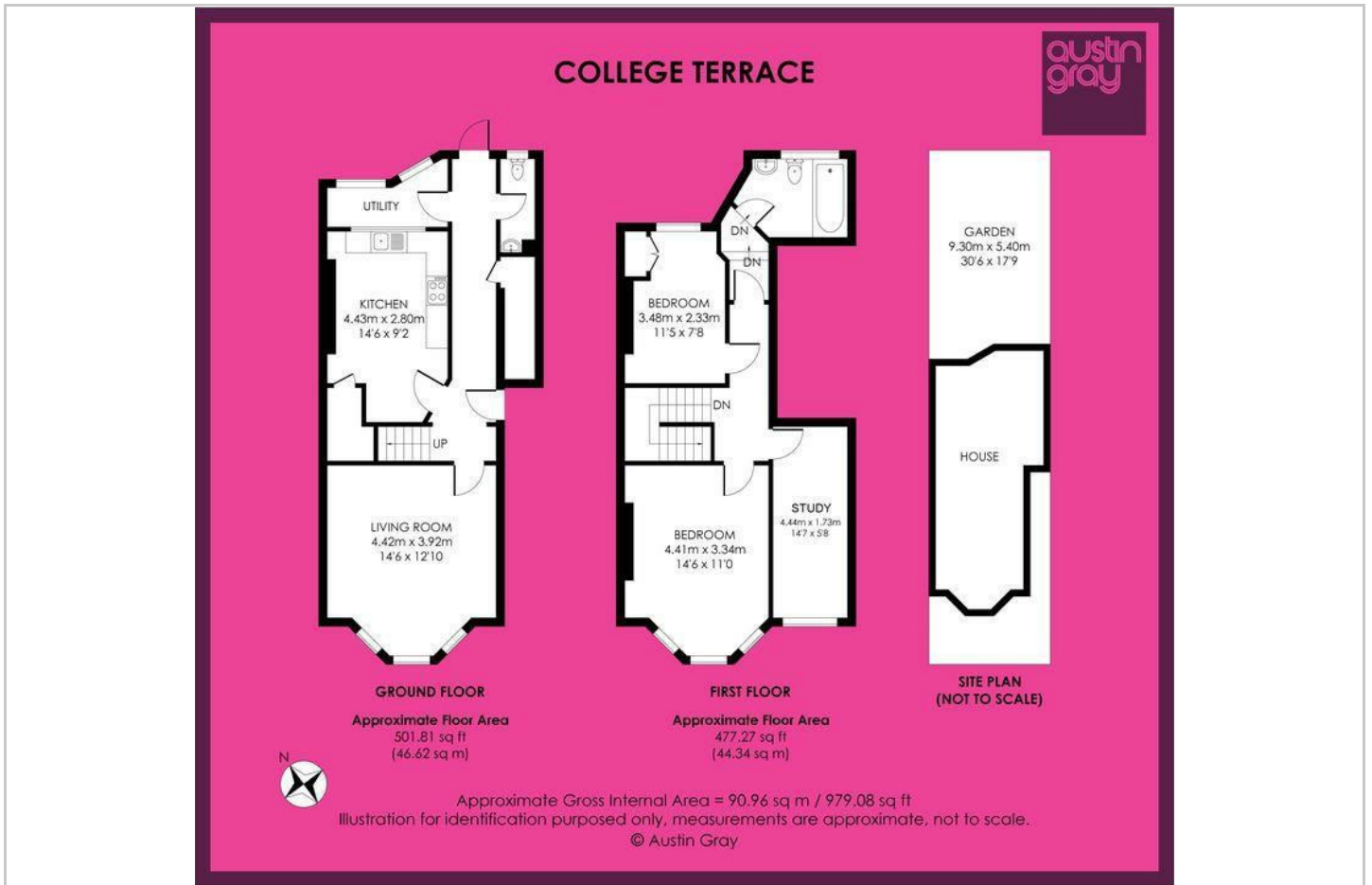
Having been extensively refurbished throughout, this charming home is offered with a new 999 year lease and will include a share of the freehold upon the sale of the entire building.

- Newly Refurbished Ground and First Floor Maisonette
- South Facing Bay Fronted Lounge
- Newly Fitted Kitchen / Breakfast Room with Appliances
- Two Bedrooms, Separate Office / Study
- Patio Rear Garden
- Gas Central Heating & New Carpets Throughout
- New 999 Year Lease
- Share of Freehold when Third Flat is Sold
- EPC Rating D Council Tax Band C
- No Chain

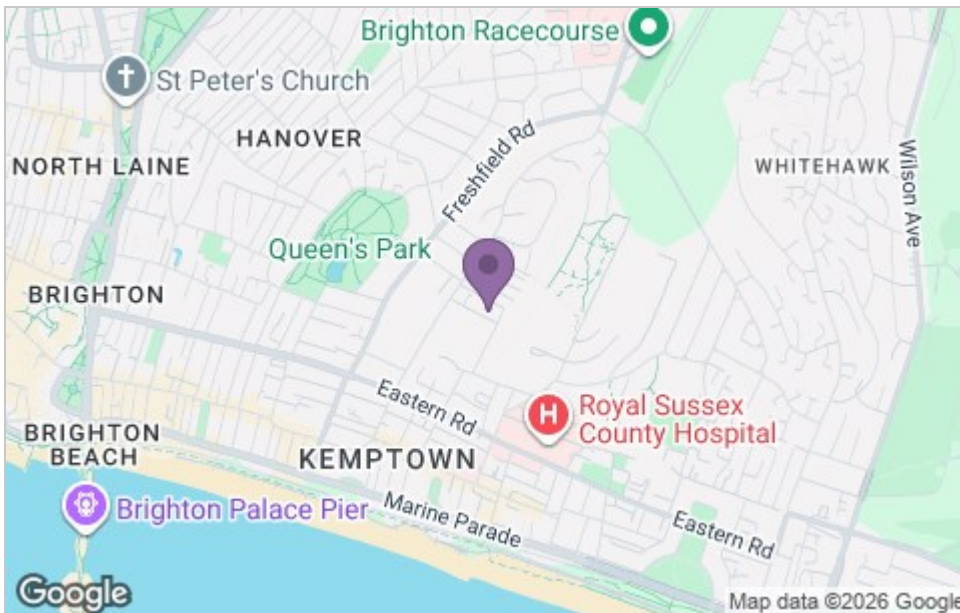




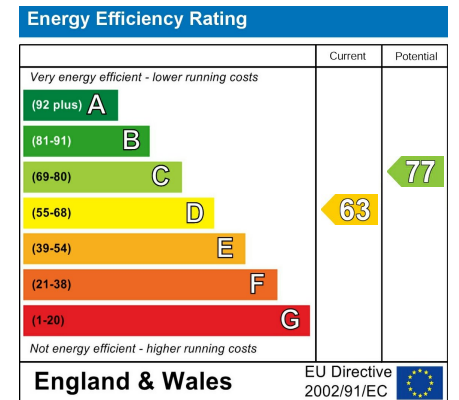
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

austin gray  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

**austin gray**