



## 12 NEW ENGLAND ROAD BRIGHTON, BN1 3TU

SHARE OF FREEHOLD

Guide Price £200,000 - £220,000. Located just 5 minutes walk from Brighton Station this delightful one-bedroom raised ground floor apartment offers a perfect blend of comfort and convenience in one of Brighton's most sought-after locations, just a stone's throw from the vibrant Seven Dials.

This apartment benefits from gas central heating and double glazing throughout and is sold with the share of freehold with a new 999 year lease and very reasonable maintenance figures.

The apartment is perfect for first-time buyers, investors, or anyone looking to enjoy the vibrant lifestyle that Brighton has to offer.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





# 12 New England Road

Approximate Gross Internal Area = 37.4 sq m / 402 sq ft

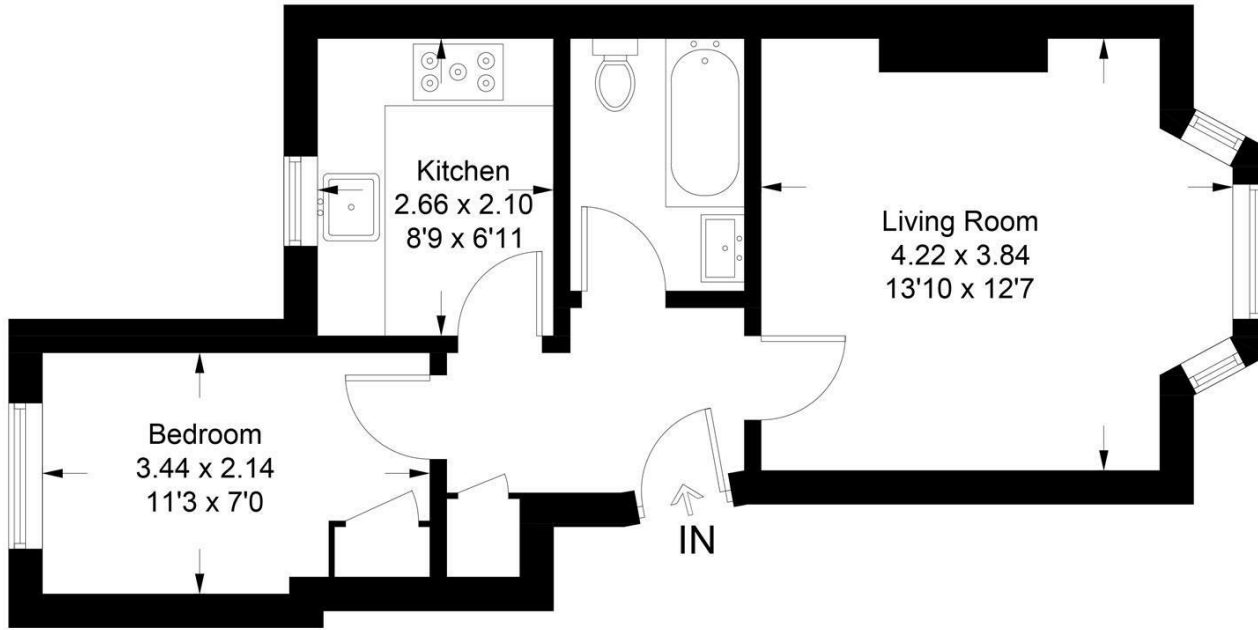


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1263650)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	80
	EU Directive 2002/91/EC	

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

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