

Henley Road, Brighton, BN2 5NA  
Asking Price £299,950 Leasehold  
Council Tax Band: C



**NEW LEASE ON COMPLETION** Located in Henley Road in Brighton, this charming apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a welcoming reception room, the property is ideal for small families, couples, or individuals seeking a tranquil retreat in a vibrant area.

One of the standout features of this home is its superb location, just a stone's throw from the picturesque Brighton Marina. Residents can enjoy the delightful coastal lifestyle, with a variety of shops, restaurants, and leisure activities right at their doorstep. Additionally, the property boasts direct views over the lush expanses of East Brighton Park, providing a serene backdrop for everyday living.

The apartment has been recently decorated throughout, ensuring a fresh and modern feel. New carpets add a touch of luxury, while the newly installed boiler promises warmth and efficiency during the colder months. This property is not only aesthetically pleasing but also practical, making it a wonderful place to call home.

For those in need of additional storage or parking, the inclusion of a garage is a significant advantage, offering both convenience and security. With vacant possession being offered you can move in without delay and start enjoying all that this delightful property and its surroundings have to offer.

In summary, this delightful apartment on Henley Road is a fantastic opportunity for anyone looking to embrace the Brighton lifestyle in a beautifully presented home. Don't miss your chance to view this gem in a sought-after location.

Service Charge : Approximately £2000 Per Annum  
Ground Rent: £150 Per Annum



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>82</b>               | <b>82</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>                  | EU Directive 2002/91/EC |           |