

# THE DECO BUILDING BRIGHTON BN2 4EQ



Estate Agents



£250,000-£700,000 LEASEHOLD

The Deco Building is an iconic apartment block located just off Lewes Road in Brighton. The area is exceptionally popular with a wide demographic keen to take advantage of the proximity to the city centre, as well as the city's universities. Extensive bus services operate in the area providing easy links to the city centre and surrounding areas. Brighton Mainline Station, with its direct commuter links, is approximately 1.4 miles from the property, while Moulescoomb Station, on the coastal line, is around half a mile away.

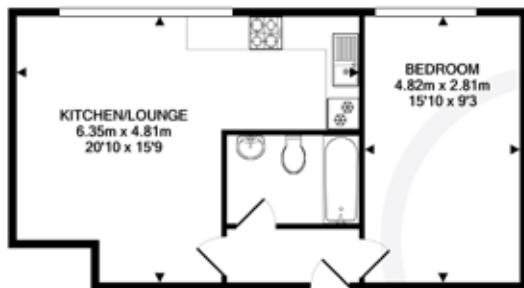
The flat itself is a stylish loft-style apartment offering light and airy accommodation. Access from the communal ways is to an inner hallway with the main rooms all accessed from here. To the left is the impressive main living area which is doubly impressive due to the stunning ceiling height. The huge window hints at the buildings industrial past and floods the room with light. The kitchen is recessed from the main living area and stylishly finished with gloss white units providing a perfect counter-point to the dark grey metro tiles and painted wall. Above the kitchen is the mezzanine floor which provide additional space for either an occasional room for guests or home office. The bathroom is located off the hall and has been finished with a matching white suite comprising bath with shower over, wash basin and wc. The accommodation is completed by the double bedroom which once again benefits from the wonderful curved industrial windows.

SALES | LETTINGS | VALUATIONS

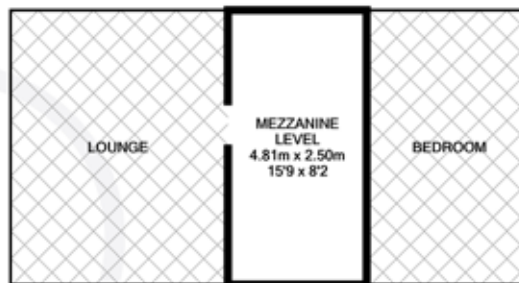


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GROUND FLOOR  
APPROX. FLOOR  
AREA 45.0 SQ.M.  
(484 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 12.5 SQ.M.  
(135 SQ.FT.)

TOTAL APPROX. FLOOR AREA 57.5 SQ.M. (619 SQ.FT.)

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  
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### In The Know...

Area:	Coombe Road
Council Tax:	Band B
EPC Rating:	D63
Floor Area:	55.5sqm (approx.)
Lease Length:	978 years remaining*
Maintenance:	TBC*
Ground Rent:	TBC*
Station:	Brighton (1.4 miles); Moulsecoomb (0.5 miles)
Bus Stop:	Lewes Road (100m)
Parking:	Private allocated space
Local shop:	Coombe Road Convenience (50m)
Supermarket:	Sainsbury's, Lewes Road (500m)
Local Gems:	Martha Gunn; Pelicano Coffee Co; Saunders Park; The Bear Inn

\*As provided by the vendor. All details should be checked and confirmed by your conveyancer.



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### Disclaimer

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Q Estate Agents have not tested any appliances or services within the property.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.