



## 1 bed studio flat to buy in BN2

15 College Road, Brighton, East Sussex,  
BN2 1JB

**£100,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ CENTRAL LOCATION
- ✓ High Ceilings
- ✓ Integrated Appliances
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated in a highly desirable central location on College Road, this charming first floor studio apartment forms part of an attractive period building and offers a fantastic opportunity for both first-time buyers and investors alike.

The property is particularly appealing due to its generous proportions and impressive ceiling height, which immediately create a sense of space rarely found in studio apartments. The main living area is bright and airy, enhanced by a large bay window that allows for an abundance of natural light throughout the day. The room is well laid out and versatile, comfortably accommodating living, sleeping and working areas without feeling compromised.

The fitted kitchen is neatly arranged along one wall, providing a practical and functional space with a range of storage and work surfaces. There is also a separate shower room, which is well positioned off the main living area, along with additional storage within the flat.

While the property is perfectly usable in its current condition, it would benefit from some cosmetic updating, presenting an excellent opportunity for a buyer to add value and tailor the space to their own taste. The combination of character features, ceiling height and natural light gives a strong foundation for improvement.

Externally, the building itself is an elegant period property, set within a characterful and well-regarded street. The location is a key selling point, being within easy reach of Brighton city centre, the seafront, and a wide range of local amenities including shops, cafes and transport links. This makes the property equally attractive as a permanent residence, weekend base or buy-to-let investment.

Overall, this is a well-located and well-proportioned studio apartment with genuine potential, offering buyers the chance to secure a property in a prime position with scope to enhance and add value over time.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 81

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £996.00

Price: Starting Bid £100,000

Property Type: Studio flat

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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