



**LGF, 10a Vernon Terrace, Brighton**  
**£300,000**

A well presented, one bedroom, spacious, patio flat located opposite sought after Montpelier Crescent. Ideally located for Brighton station and the city centre and no stamp duty for first time buyers.

Vernon Terrace lies adjacent to Dyke Road/Seven Dials where a comprehensive range of amenities are to be found including bars, cafes and restaurants. Brighton mainline station is close by providing north-bound commuters with links to London/The City, whilst the City Centre, Churchill Square shopping mall and the North Laine district are easily accessible as is the seafront and promenade.

**Steps descend to own street  
entrance with front door  
opening into**

**Entrance hall**  
Radiator.

**Double bedroom**

Pair of sash windows to the front, radiator, range of fitted wardrobes to one wall providing hanging rail and shelved storage.

**Open plan living/dining  
room**

Window to the rear overlooking the patio garden, radiator, fitted storage and shelving and concealed shelved cupboard.

**Kitchen**

Range of working surfaces with cupboard and drawer storage both and below, in set four ring gas hob, oven and extractor above, stainless steel sink and drainer, space and plumbing for washing machine, wall mounted combination boiler, partially tiled walls, radiator, glazed door out to the rear patio garden.

**Bathroom**

White suite comprising of bath with fitted shower, glass shower screen, enclosed wash basin and fitted storage, windows to the side and rear, tiled walls and floor, towel radiator.

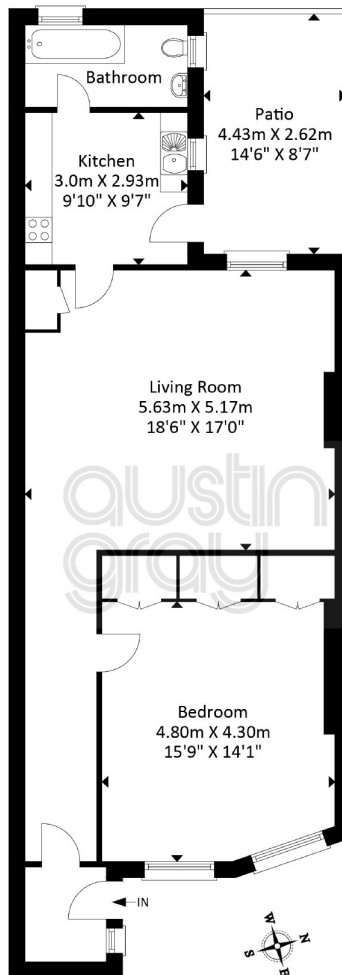
**Outside**

Rear garden is paved and with an area of artificial grass.



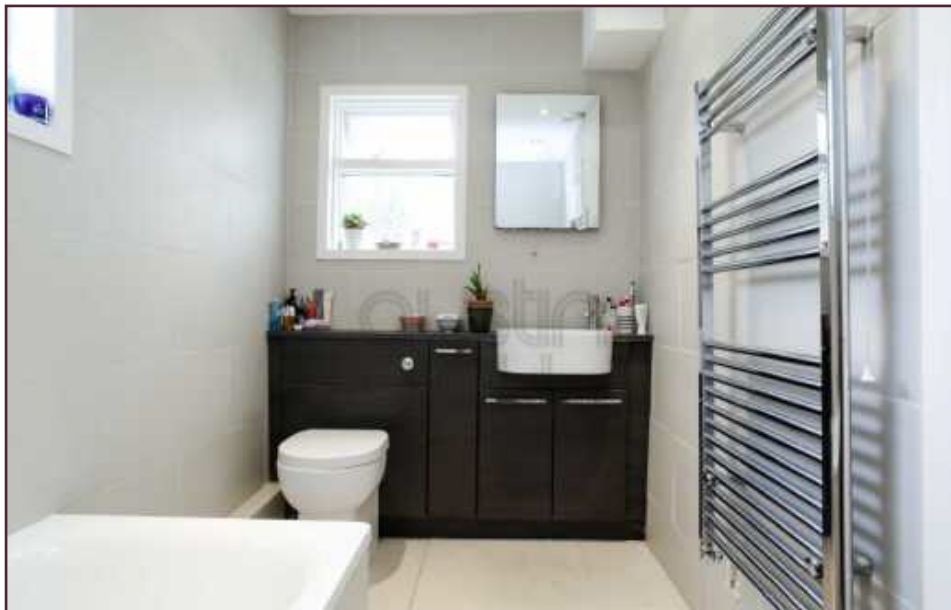


## Vernon Terrace, Brighton



Approximate Floor Area  
841.73 sq ft  
(78.20 sq m)

Approximate Gross Internal Area = 78.20 sq m / 841.73 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

**austin gray**

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