



£310,000

A newly decorated, raised ground floor, double bedroom, garden flat close to the Seven Dials and within a short walk of Brighton station with no chain and a share of the freehold.

Albert Road lies adjacent to the southern end of Dyke Road and is within a few minutes' walk of Brighton mainline station providing north-bound commuter links with London/the city. Brighton city centre with Churchill Square shopping mall, the cosmopolitan North Laine district, seafront and promenade are all easily accessible.

Offered for sale with immediate vacant possession and no onward chain, this bright and spacious, one double bedroom having just undergone redecoration throughout boasts many benefits, some of which include newly fitted kitchen appliances, modern bathroom, gas central heating, new flooring and its own patio rear garden.

Mosaic and marble steps rise up to the main entrance where a telephone entry system allows access into the well-maintained communal hallway complete with the buildings fire alarm panel.

Front door opens into an entrance hall with the telephone entry system and radiator.

Located at the front of the flat is a bay fronted lounge with sash windows and blinds, fitted shelving and storage and radiator.

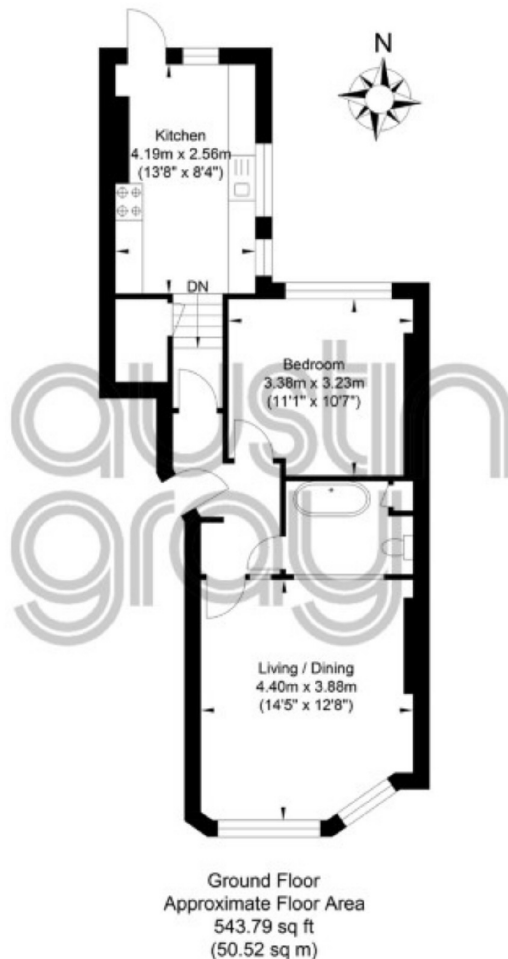
A modern bathroom has a white suite comprising of bath and shower over, glass shower screen and bespoke copper towel radiator.

The double bedroom has a large sash window which overlooks the patio garden and an area of high-level mezzanine storage.

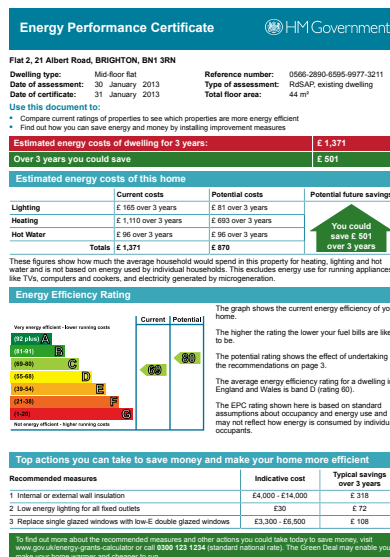
From the entrance hall located at the rear of the building is a modern fitted kitchen with roll edge work surfaces to two walls that provide cupboard and drawer storage above and below, there is a newly fitted oven, gas hob and extractor hood with space and plumbing for washing machine, fridge/freezer, a Worcester combination boiler supplies domestic hot water and central heating, there are windows to the side and a glazed door that overlooks and provides access out to the rear garden.

The paved and walled patio rear garden has a raised flower and shrub border.

Albert Road, Brighton



Approximate Gross Internal Area = 50.52 sq m / 543.79 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.

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