

£250,000

One-bedroom, top floor flat considered to be in very good order throughout with the benefit of a nursery/office room, long lease and a share of the freehold.

The flat has been significantly improved and modernised by the current owners, many benefits now include a recently fitted kitchen with integrated oven, hob, fridge, freezer, dishwasher and washing machine, modern bathroom/WC, gas central heating and double-glazed tilt and turn windows.

Old Shoreham Road is close to Dyke Road and is within a few minutes' walk to the bustling Seven Dials where an array of shops, cafes, restaurants and other amenities can be found. Brighton mainline station is a short stroll away providing north bound commuters links to London/the city as well as East and West bound connections.

Steps rise up to the main front door which opens into a communal hallway with the flat's front door that then opens into the flat with stairs that rise to a half landing.

On the half landing at the rear of the building is a nursery/office with UPVC double glazed tilt and turn window with radiator beneath.

Bathroom/WC with modern white suite with bath and shower, glass shower screen, low-level WC, tiled floor, window to the side, towel radiator.

On the first floor landing is a wealth of fitted storage cupboards whilst a retractable ladder allows

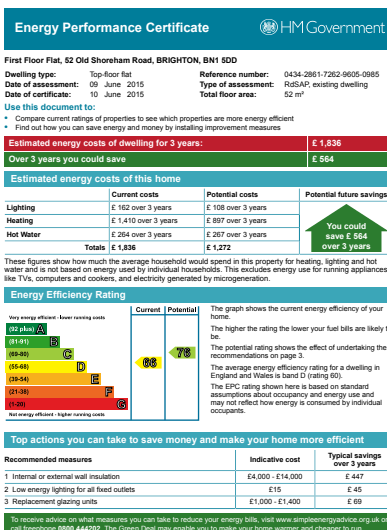
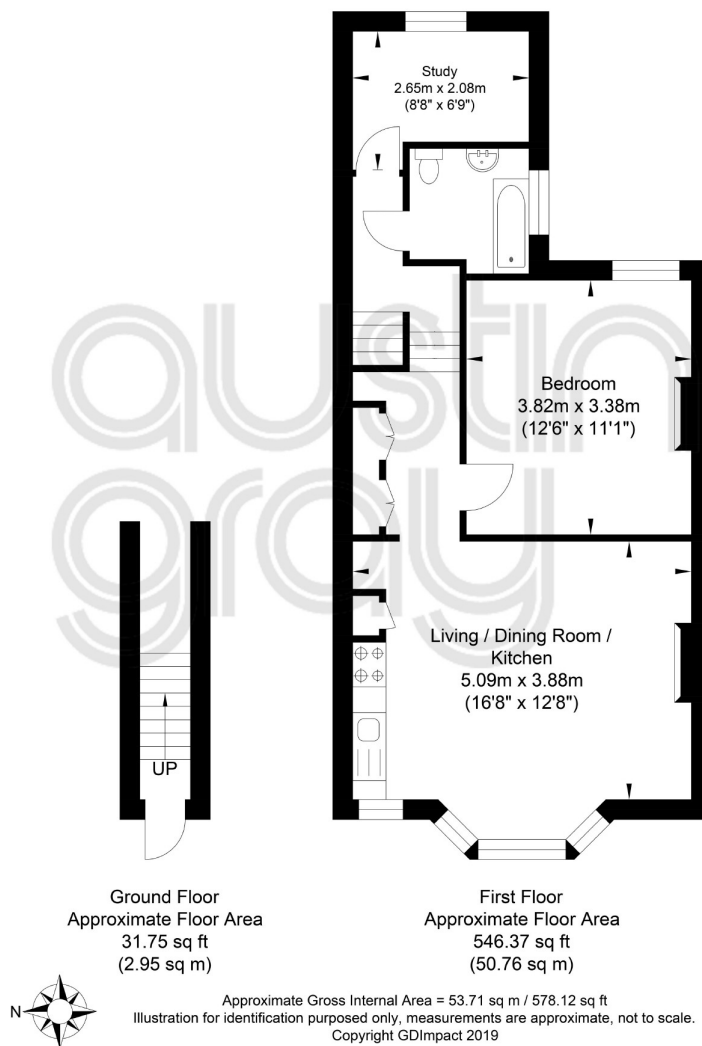
access to the roof space (which we understand from the current owner is not included within the demise of their lease, but storage is permitted)

Double bedroom with UPVC tilt and turn double glazed window to the rear, wall mounted combination boiler.

At the front of the flat is the open plan lounge/kitchen with a double glazed bay window to the front with the additional window to one side, the kitchen has recently been refitted with work surfaces providing cupboard and drawer storage both above and below, one and half bowl stainless steel sink, four ring induction hob, oven and microwave above, integrated fridge and freezer, and integrated washing machine.



Old Shoreham Road



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.