austin gray







Flat 19 Kenya Court, 10-14 Windlesham Gardens, Brighton, BN1 3AU £235,000

A double bedroom third floor purpose-built flat close to Seven Dials and Brighton station offered for sale with no onward chain.

Windlesham Gardens lies adjacent to Goldsmid Road and is within a few minutes' walk of the bustling Seven Dials where an array of shops, bars, cafes and restaurants and other entertainments can be found. Brighton mainline station is to be found in Queens Road providing north bound commuters with links to the city. Brighton seafront, promenade and North Laine district with its eclectic mix of shops and eateries are a short stroll away.

The L-shaped lounge/dining room and has a pair of double glazed windows to one side with electric heater.

Security phone system allows access through communal hallway with stairs rising to the second floor with the front door opening into entrance hall where there is an airing cupboard housing hot water cylinder and telephone entry system.

A modern white bathroom suite has an enclosed panelled bath with electric shower above, pedestal wash basin, low-level WC and a double glazed window to the side.

The spacious double bedroom has a double glazed window to the side with an electric radiator beneath in addition to storage cupboards.

Kitchen has work surfaces to three walls providing a range of cupboards and drawers, space and plumbing for washing machine and fridge/freezer, cooker, stainless steel one and a half bowl sink, double glazed window and extractor fan.



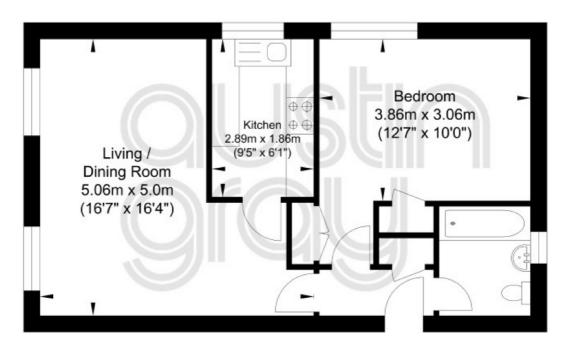








Kenya Court, Brighton





Approximate Floor Area 488.03 sq ft (45.34 sq m)

Approximate Gross Internal Area = 45.34 sq m / 488.03 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

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19 Kenya Court, 10-14,	Wind	lesha	m Garde	ns, BRIGH	ITON, BN1 3AU			
welling type: Top-floor flat late of assessment: 27 March 2018 late of certificate: 27 March 2018 lise this document to:						3527-5880-9403-2922 P, existing dwelling		
Compare current ratings Find out how you can sa	of pro							
Estimated energy costs of dwelling for 3 years:					:		£ 3,114	
Over 3 years you could save						£ 1,590		
Estimated energy	cos	ts of	this ho	ome				
	_		nt costs		Potential costs	- 10	Potential future savings	
Lighting		£ 117	over 3 yea	ers	£ 126 over 3 years		You could	
Heating		£ 2,32	2 over 3 y	ears	£ 1,017 over 3 years			
Hot Water		£ 675 over 3 years			£ 381 over 3 years		save £ 1,590 over 3 years	
To	tals				£ 1,524			
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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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