

PHILLIPS & STILL



Compton Avenue, Brighton, BN1 3PS

- A Generous First & Second Floor Converted Maisonette
- 950 Sq.Ft. Of Spacious & Light Living Accommodation
- Two Double Bedrooms
- Large Lounge / Diner With Feature Fireplace

Offers in Excess of £410,000

- Kitchen / Breakfast Room With Space For Table & Chairs
- Bathroom & Separate W.C.
- Sought After Address In Seven Dials Close To Brighton Station
- Extended Lease & No Onward Chain



Property Description

Set on Compton Avenue, the house forms part of a Victorian terrace, characterised by a white façade, ironwork detailing and dentil corning. The upper maisonette unfolds across three levels, defined by a neutral finish that maximises natural light and allows the original features to shine. Seven Dials is a historic junction with a lively neighbourhood feel.

To the north end you have vibrant Seven Dials itself where you'll find a vast array of local shops & amenities are on your doorstep including trendy coffee shops, brunch hotspots, gastro pubs, supermarkets, hairdressers, delicatessens, cafes, a bakery and lots more! Regular and reliable bus services are also available here. To the south end of Compton Avenue it's a few minutes' walk to the trendy & bohemian North Laine and Brighton mainline railway station making this a perfect spot for commuters to Gatwick / London Victoria.

Arranged over three levels, this property feels more like your very own house than a flat given how extremely spacious, light and wonderfully airy it is with high ceilings throughout. Accommodation comprises of a kitchen / breakfast room with space for table & chairs, and a separate W.C. to the first level. You also have a large landing space where you could construct a home office / desk space. A few stairs take you up to the first floor where you find an impressive front-facing lounge / diner with feature fireplace and the first of two double bedrooms both of which look out onto a peaceful rear aspect.



Stairs take you up again to the top level where you have the second double bedroom, a bathroom and a generous built-in storage cupboard. Other benefits of this fantastic property include a long recently renewed lease and no onward chain meaning it is ready for someone to pack their bags, move straight into and put their own stamp on!

Also within strolling distance of your front door is our famous seafront, Churchill Square shopping precinct and leafy St Ann's Well Gardens renowned for its' variety of recreational facilities making it the perfect place for a wander as well as exercising dogs & kids alike or enjoying a picnic on a sunny Summer's day. Living here would be really exciting and you would be certain of experiencing Brighton & Hove's cosmopolitan lifestyle to the full!

Accommodation

RAISED GROUND FLOOR

Stairs rising to:

FIRST FLOOR

LANDING

KITCHEN / BREAKFAST ROOM
12' 1" x 11' 7" (3.68m x 3.53m)

SEPARATE W.C.

BEDROOM ONE
13' 7" x 13' 0" (4.14m x 3.96m)

LOUNGE / DINER
18' 9" x 14' 0" (5.72m x 4.27m)
With feature fireplace

Stairs rising to:

SECOND FLOOR

LANDING

With a large built-in storage cupboard

BATHROOM

BEDROOM TWO
10' 8" x 10' 0" (3.25m x 3.05m)

EXTENSIVE LOFT SPACE
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Approximate Gross Internal Area = 88.2 sq m / 949 sq ft

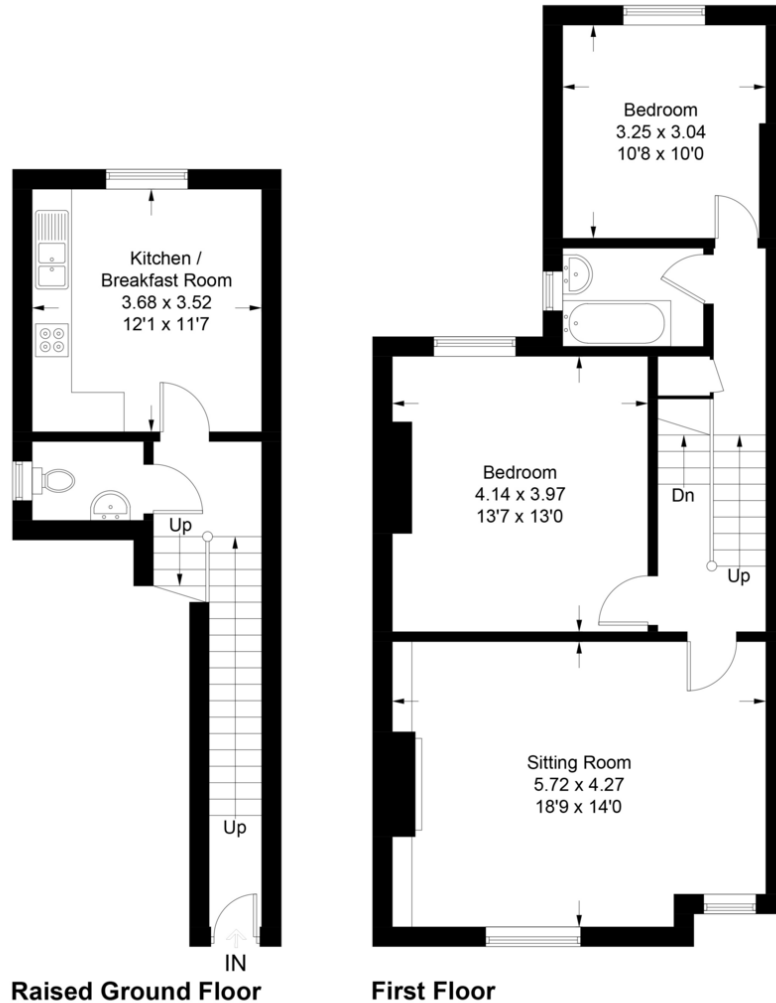


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2023

Picture this...

Any commuters wanting to shave precious time off their daily journey to & from work will enjoy living here as you are just a three minute walk from Brighton station!

And for when you're not at work you are also just stumbling distance from a huge & varied array of entertainment, eateries, bars and clubs in the City centre!

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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