

14a St. Michaels Place, Brighton, BN1 3FT

Spencer
& Leigh



14a St. Michaels Place,
Brighton, BN1 3FT

Offers Over £325,000 - Leasehold - Share of Freehold

- Lower ground floor apartment
- One bedroom with additional study room
- Private West facing patio garden
- Spacious bay fronted lounge
- Modern fitted kitchen
- White bathroom suite and additional separate WC/cloakroom
- Excellent location within Seven Dials
- Private entrance
- Internal inspection highly recommended
- No onward chain

Located in the highly coveted Seven Dials area, this exquisite apartment boasts a private patio garden, making it a must-see property. This well-presented apartment is available for sale with no onward chain, and its versatile accommodation comprises of an integral entrance lobby leading into the entrance hall, a spacious bay-fronted lounge with ample space for a dining table, a modern fitted kitchen with appliances that the seller may leave behind on request, and a pristine white bathroom suite. The master bedroom has direct access to the patio garden, and the apartment also features an additional study which the seller occasionally uses as a second bedroom. Gas-fired central heating and a tastefully neutral interior further enhance the property's appeal. Local shops, cafes, and bars are just a short walk away.



St Michaels Place is situated in a prime position betwixt Western Road and the Seven Dials with a bounty of amenities just a stones throw away including, Brighton seafront with its many attractions and Churchill Square Mall for a wide range of shops. There is a good selection of restaurants nearby in Church Street along with what are considered to be good schools catering for all age groups and the popular St Ann's Wells Gardens just a 10 minute walk away. All travel networks are easily accessed with bus routes, Brighton railway station and road links in and out of the city.



Entrance
 Entrance hallway
 Living Room
 14'10 x 11'4

Kitchen
 14'2 x 8'5

Bedroom/Office
 15'5 x 4'11

Bedroom
 13'9 x 9'1

Family Bathroom

Separate Cloakroom/WC

OUTSIDE

Patio Garden

Property Information

948 years remaining on lease

Service Charge - £1,680 p/a

Ground Rent - Zero

Montpelier & Clifton Hill - Conservation Area

Council Tax Band A: £1,558.71 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Parking Zone Y

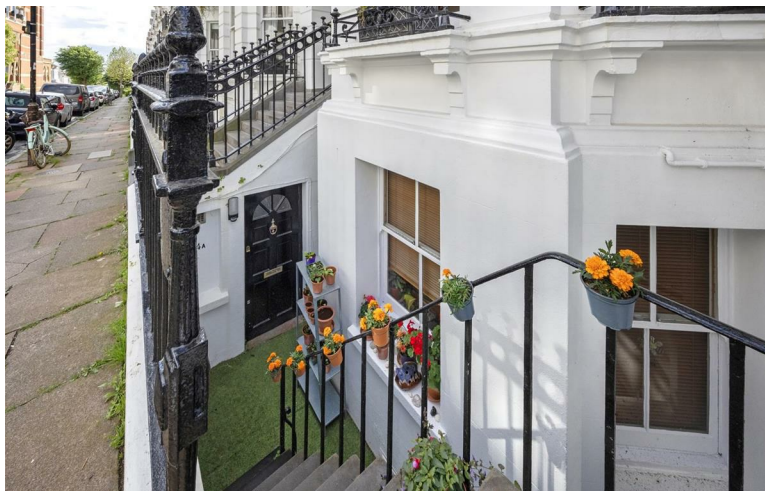
Broadband: Standard 15Mbps, Superfast 74 Mbps, Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer & Leigh



Lower Ground Floor Flat

Total Area: 74.0 m² ... 796 ft² (excluding garden)

All measurements are approximate and for display purposes only