

Spencer & Leigh

Flat 2, 3 Park View Terrace, Brighton, BN1 5PW



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Guide Price £275,000 - £300,000 Leasehold

- Converted ground floor patio flat
- Stunning period building
- One double bedroom with views over Preston Park
- Spacious living room with French doors to patio garden
- Modern fitted shaker style kitchen units & built in appliances
- Sumptuous shower room/WC with drench shower
- Easy to manage patio garden with feature 'living' wall
- Long remaining lease
- No ongoing chain
- Exclusive to Spencer & Leigh

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Located in the desirable location of Port Hall, just a short walk from the Seven Dials, Preston Park and Brighton Mainline Stations is this delightful converted ground floor flat with patio garden, forming part of this stunning period building. The property is offered for sale with the advantage of a long remaining lease, gas fired central heating and no ongoing chain. This lovely apartment features a modern shaker style fitted kitchen with built in cooking appliances and a sumptuous shower room/WC with walk in shower and drench shower head along with tiled walls and built in display shelving. The living room is a good size with French doors providing access to the patio garden and the feeling of space from the high ceiling with enough space for a small dining table and chairs ideal for entertaining. The double bedroom is placed at the front of the building with it's feature bay window and stunning views over the valley towards Preston Park and beyond. Outside the patio garden is a perfect space to entertain friends with the easy to maintain decking and feature wall with artificial plants making an eye catching statement. Viewing is highly recommended to fully appreciate this quality apartment which is exclusive to Spencer & Leigh.



Park View Terrace is a highly desirable location and affords all the benefits associated with the area which include sought after local schools within easy walking distance. Travel networks in and out of the city including Preston Park and Brighton mainline railway station are nearby.



Entrance

Entrance Hallway

Living Room
18'7 x 11'1

Kitchen
9'1 x 5'2

Bedroom
11'6 x 10'2

Shower Room/WC

OUTSIDE

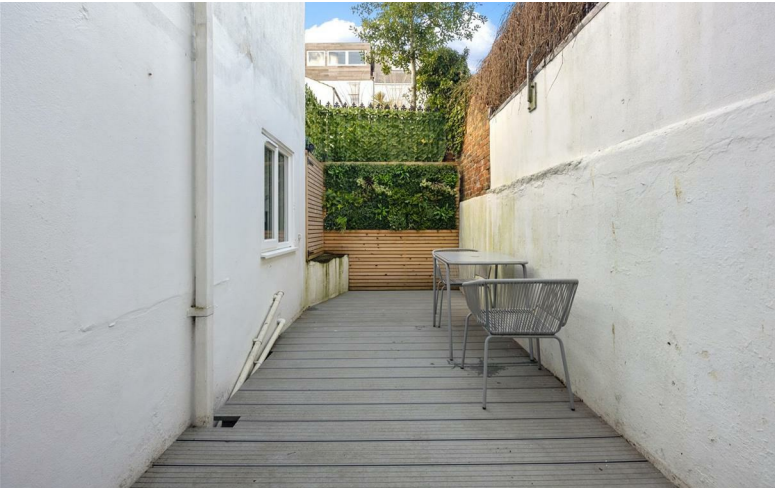
Patio Garden

Property Information
153 years remaining on lease
Service Charge - £1,400 p/a
Zero Ground Rent
Council Tax Band A: £1,558.71 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Restricted on street parking - Zone Q
Broadband: Standard 13 Mbps, Superfast 105 Mbps and Ultrafast 1000 Mbps 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.

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Council:- BHCC
Council Tax Band:- A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	65	76
England & Wales		EU Directive 2002/91/EC

Spencer
& Leigh

Park View Terrace



Approximate Floor Area
402.03 sq ft
(37.35 sq m)

Approximate Gross Internal Area = 37.35 sq m / 402.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.