



Flat 3, 22 Alexandra Villas

Brighton, BN1 3RF

Guide Price **£450,000**

Guide price **£450,000 - £475,000**

An immaculately presented, two bedroom, two bathroom balcony flat in the sought after West Hill conservation district of Brighton ideally located for Brighton mainline station, the city centre and the popular Seven Dials. Offered for sale with a share of the freehold and no onward chain.

Alexandra Villas is parallel to Dyke Road being within easy walking distance of Brighton mainline station providing northbound commuter links with London/the city. The bustling Seven Dials with an array of shops, bars, delis, restaurants and other entertainment facilities is a short stroll away as is the city centre, seafront and promenade.

Through a well-maintained communal hallway, the front door opens into the entrance vestibule a useful space to hang coats etc which leads through to the bright and spacious living room with a bay window to the front. The modern kitchen is well equipped and directly opposite in the hallway is a large cupboard with electricity. The main bathroom/WC has a shower over the bath, window to the side and space and plumbing for a washing machine. The second bedroom looks out to the rear and the main bedroom has en-suite facilities and access out to the balcony. A fabulous place to enjoy alfresco dining or merely enjoy a glass of wine at the end of the day.

A must see property.

- Share of the freehold
- Remainder of 999 year lease
- Maintenance £2616 pa
- Council tax band B
- No onward chain

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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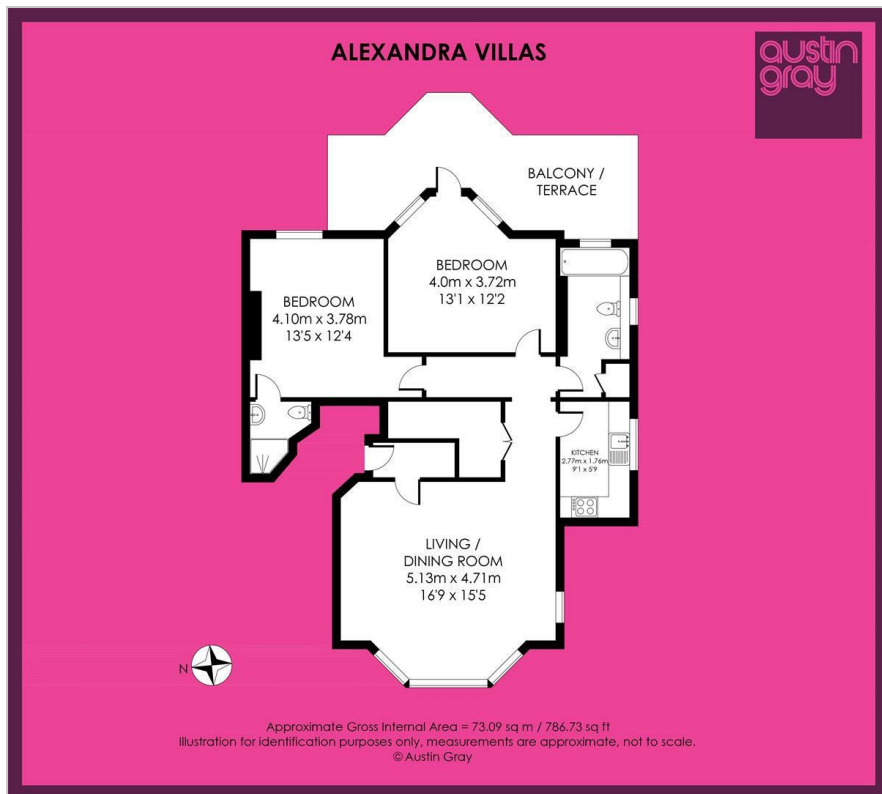


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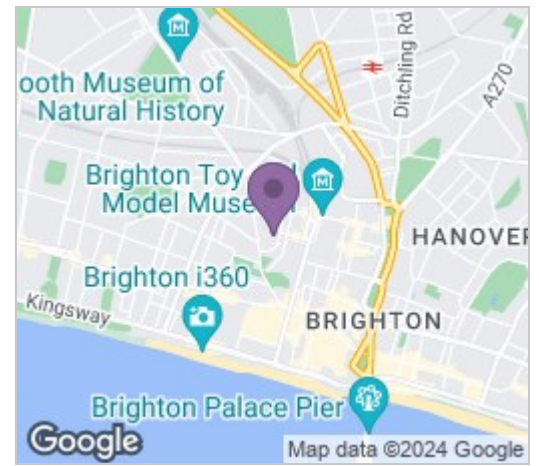


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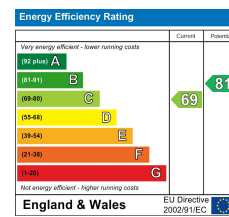
Floor Plan



Area Map



Energy Efficiency Graph



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