



2, 21 Lancaster Road Brighton, BN1 5DG Offers In The Region Of £450,000

A two-bedroom maisonette with an office/occasional third bedroom with accommodation arranged over the first and second floor of a red brick period house in the popular Port Hall district of Brighton.

Lancaster Road forms part of the popular Port Hall district of Brighton and is within easy access of the bustling Seven Dials where an array of bars, delis, cafés, restaurants, and other entertainments can be found. Brighton mainline station is a short walk away providing commuter links with London Victoria, London Bridge, St Pancras, and London Blackfriars. The city centre, seafront and promenade are easily accessible. Schools catering for all ages are well represented in the local area.

Stairs lead up to the first floor where the well equipped kitchen is to be found at the rear having space for table and chairs and plumbing for a washing machine. The main bathroom/WC is also on this level next to an office/occasional bedroom. A further bedroom has a sash window overlooking the rear. The spacious living room at the front has sash windows and an open staircase leading up to the second floor to the large main bedroom which is light and airy due to Velux windows to both the front and rear elevations with fitted cupboards and an en-suite shower room.

- Council tax band B
- Lease 989 years remaining
- Maintenance £1769 pa

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.



2



2

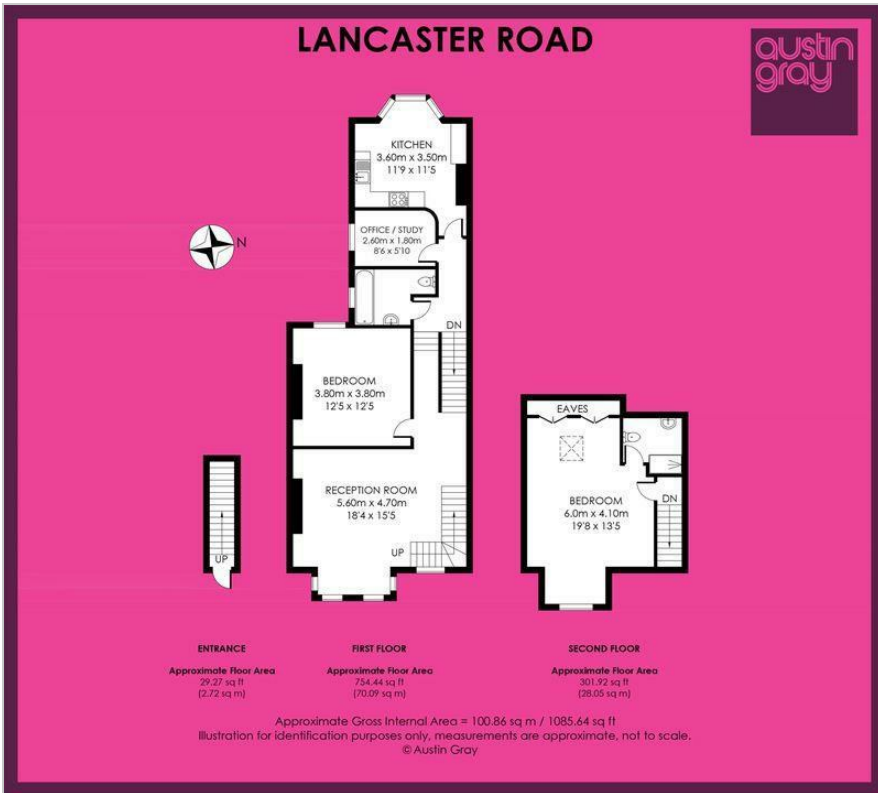


1

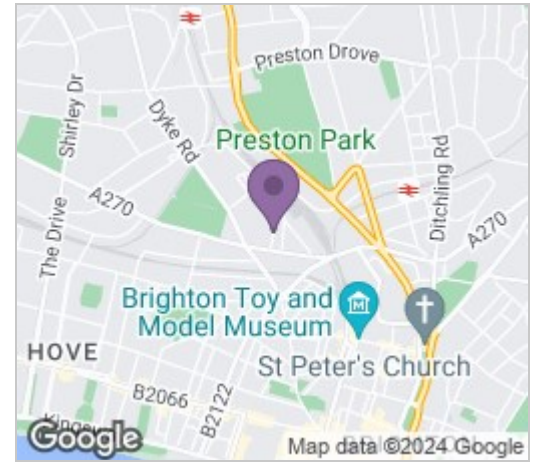


E

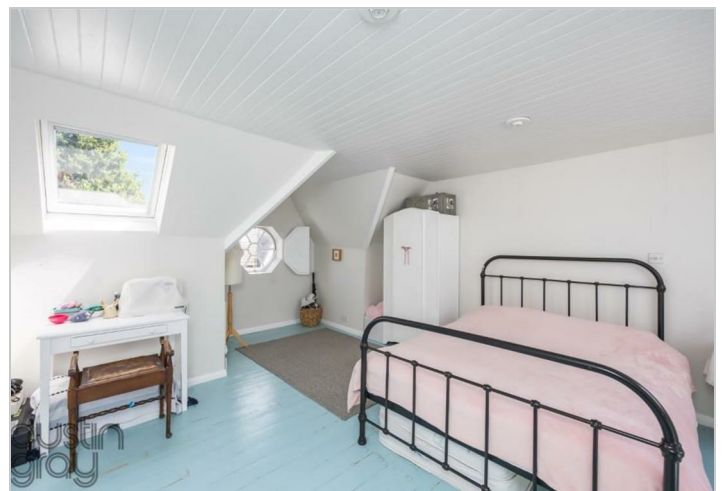
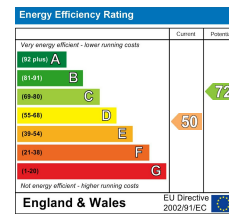
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray