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Flat 2, 2 Vernon Gardens

Brighton, BN1 3AL

Offers In The Region Of £425,000

A spacious, three bedroom, split level, top floor flat in the heart of the city close to the Seven Dials, City centre and within walking distance of Brighton station, offered for sale with no onward chain and a new 125 year lease.

Vernon Gardens is situated adjacent to Montpelier Crescent and is within a few minutes' walk of the popular Seven Dials where an array of bars, restaurants and shops and other entertainments can be found. The City Centre is a short stroll away as is Brighton mainline station which is in nearby Queens Road providing north bound commuter links with London/The City as well as east and west bound connections. Brighton seafront is a few minutes away.

Through the communal entrance hallway stairs lead to the first floor. The flat's front door opens into an entrance vestibule with further stairs leading up to the second floor. A spacious living room faces the front. There is a newly fitted bathroom with a separate shower. The modern kitchen/breakfast room has ample cupboard and drawer storage with space and plumbing for washing machine and dishwasher if desired and there is space for table and chairs. Two double bedrooms are on this floor with further stairs leading up to the third bedroom on the top floor with roof top views towards the sea.

This a spacious apartment in a desirable location ready to be passed on to a new owner to create a lovely home.

- New 125 year lease on completion
- No ground rent
- Maintenance £1200 pa
- Council tax band B
- NO ONWARD CHAIN

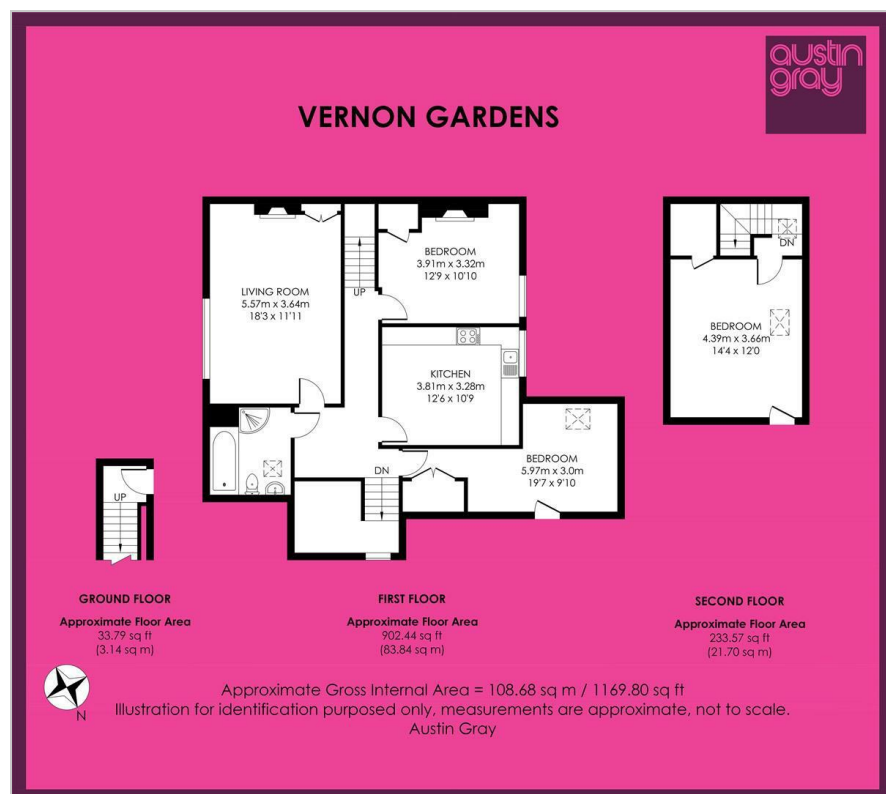
Viewing

Please contact our Austin Gray Residential Office on 01273 232232

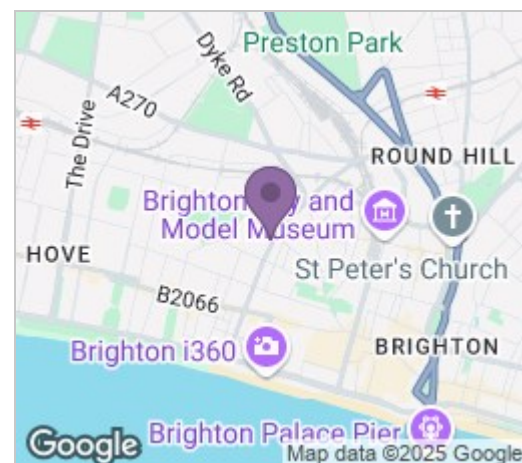
if you wish to arrange a viewing appointment for this property or require further information.



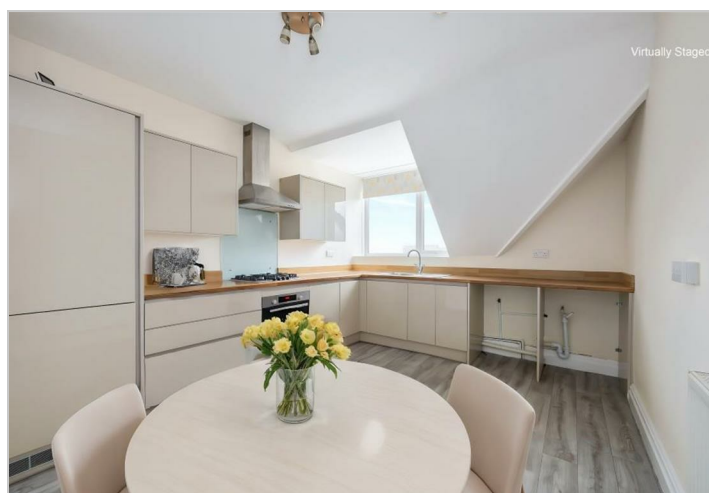
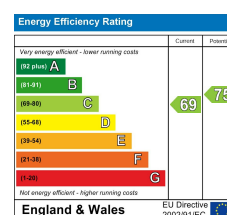
Floor Plan



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.

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