



3, 5 Albert Road Brighton, BN1 3RL Offers In Excess Of £190,000

A beautifully presented, first floor, studio apartment in a convenient location for Brighton mainline station, city centre and the amenities at the Seven Dials. No onward chain. Perfect first-time purchase.

Albert Road lies adjacent to the southern end of Dyke Road and is within a few minutes' walk of Brighton mainline station providing north-bound commuter links with London/the city. Brighton city centre with Churchill Square shopping mall, the cosmopolitan North Laine district, seafront and promenade are all easily accessible.

Through the communal hallway stairs lead up to the first floor where the front door opens into a bijou entrance vestibule then straight into the open plan living and kitchen, the high ceilings provide a feeling of space. The bay fronted windows have pretty plantation shutters and allow light to flood the room and the kitchen itself is well fitted with integrated washer/dryer, fridge, oven and hob. The flat has under floor heating and is well zoned to make the most of the space the flat has to offer. Steps lead up to the wet room/WC.

- 90 years remaining on the lease
- Ground rent £100 pa
- Maintenance £1000 pa
- Council tax band A
- No onward chain

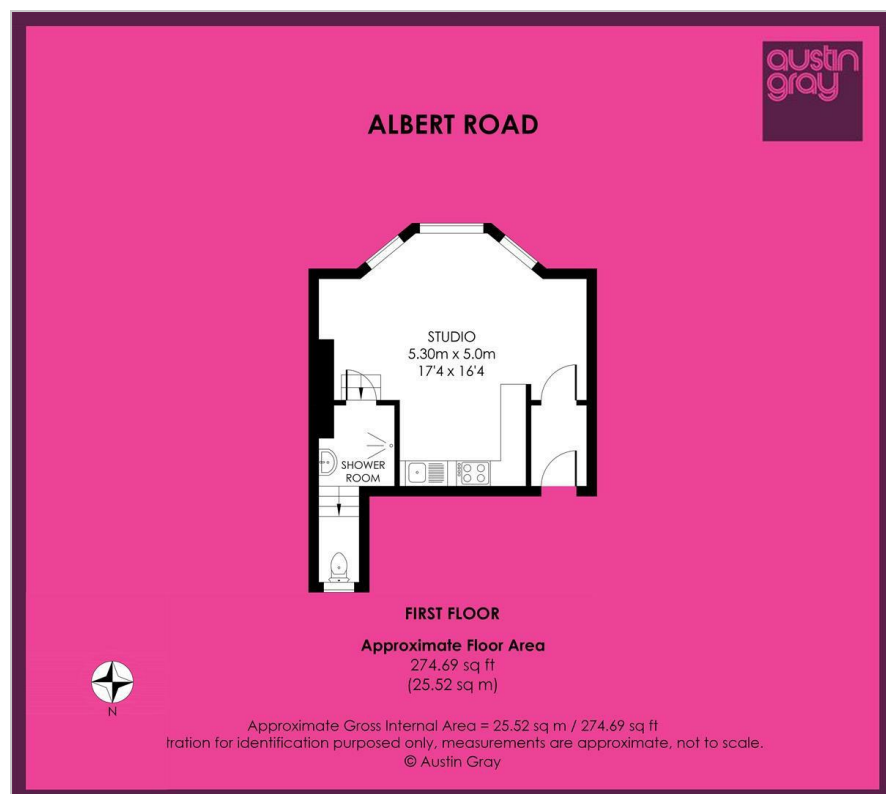
Viewing

Please contact our Austin Gray Residential Office on 01273 232232

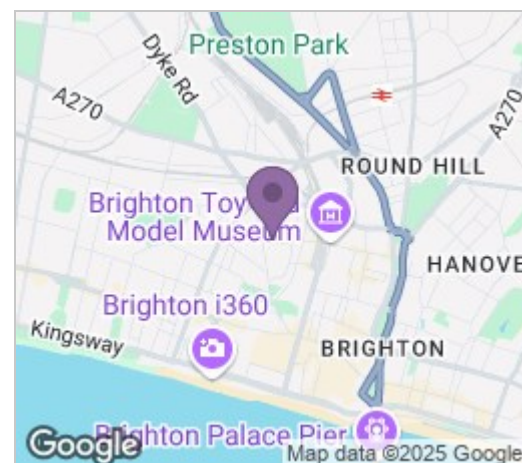
if you wish to arrange a viewing appointment for this property or require further information.



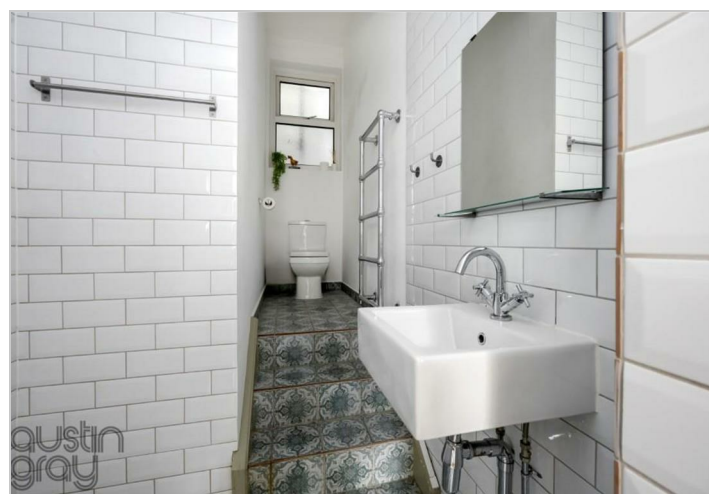
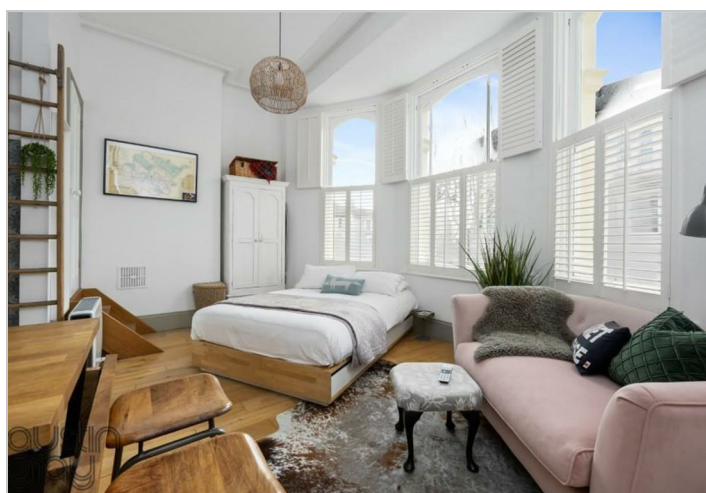
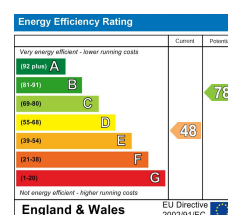
Floor Plan



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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