

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



Flat 3, 5 Powis Square

Brighton, BN1 3HH

£575,000

A three bedroom maisonette measuring 116 sq mtrs / 1249 sq ft and forming part of a Grade II Listed Regency residence that overlooks Powis Square whilst boasting far reaching rooftop and sea views, and is offered for sale with its share of the freehold and no onward chain.

Powis Square lies adjacent to Powis Road forming part of the popular Montpelier and Clifton Hill conservation area and is within short walking distance of Brighton mainline station.

On entering this beautiful Listed building, stairs rise to the first floor landing and Flat 3. Upon entering the home, stairs rise to a half landing where a third bedroom / office is to be found at the rear sitting alongside a shower room/W.C.

On the second floor is a bright and spacious living room with its three sash windows that enjoy the Southerly aspect overlooking Powis Square, and the well fitted kitchen is at the rear and has integrated oven, hob and extractor hood with additional spaces for appliances, whilst there is a modern bathroom / W.C.

Stairs rise to a further half landing with a sash window that has rooftop and down and views, with two further double bedrooms on the top floor and access to a butterfly roof space.

Offered for sale with no onward chain, this stunning home retains a wealth of character and charm as evidenced by the many fireplaces and sash windows. Internal viewing is strictly by appointment with the vendors agents.

- Grade II Listed home in Montpelier and Clifton Hill Conservation Area
- Three Bedroom Maisonette
- Spacious South Facing Living Room
- Fitted Kitchen
- Bathroom / W.C. & Shower Room / W.C.
- Far Reaching Roof Top Southerly Views
- Share of Freehold
- 102 Year Lease Remaining
- Annual Service Charge £2500
- Council Tax Band B

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.



3



2

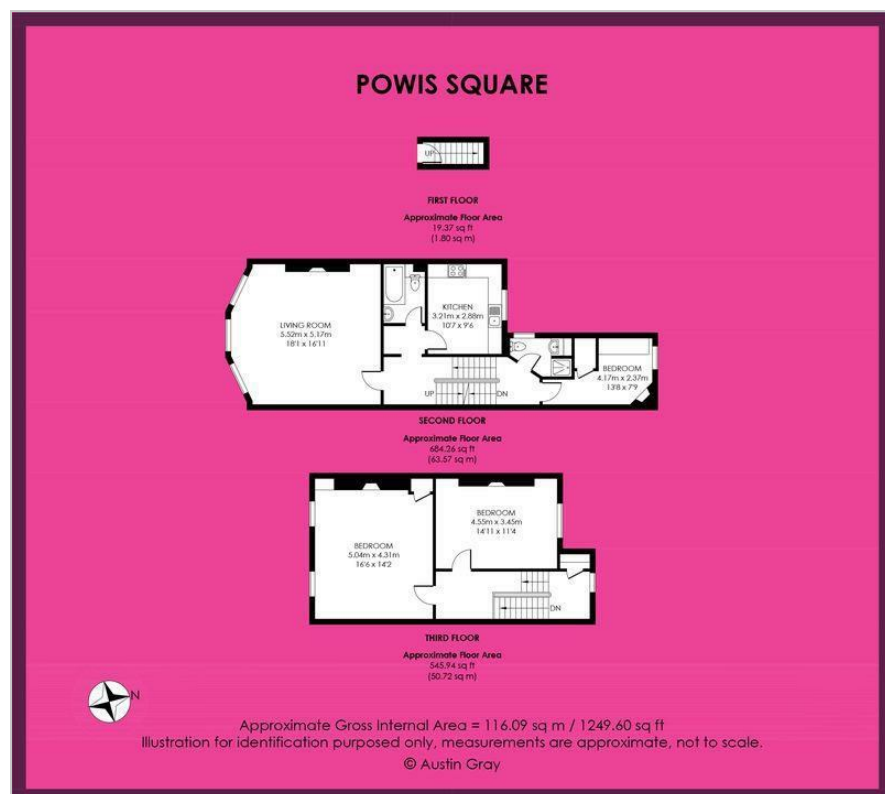


1

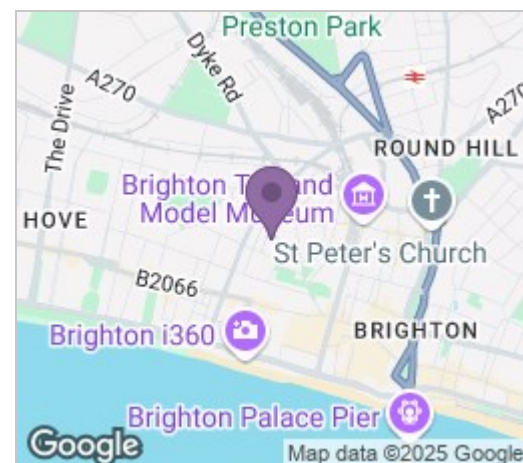


D

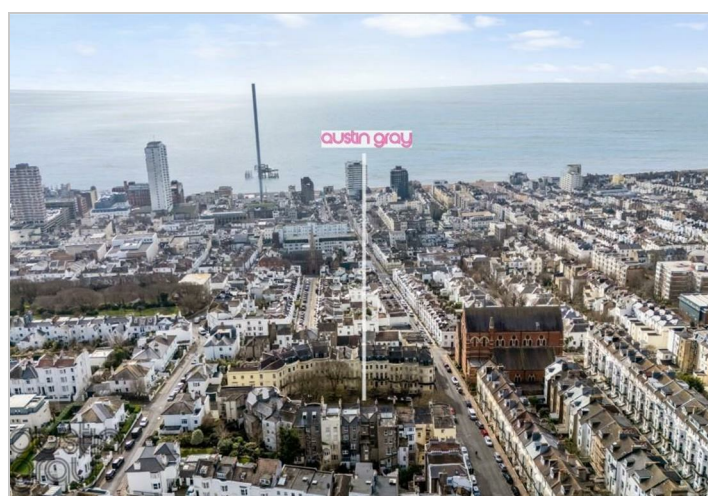
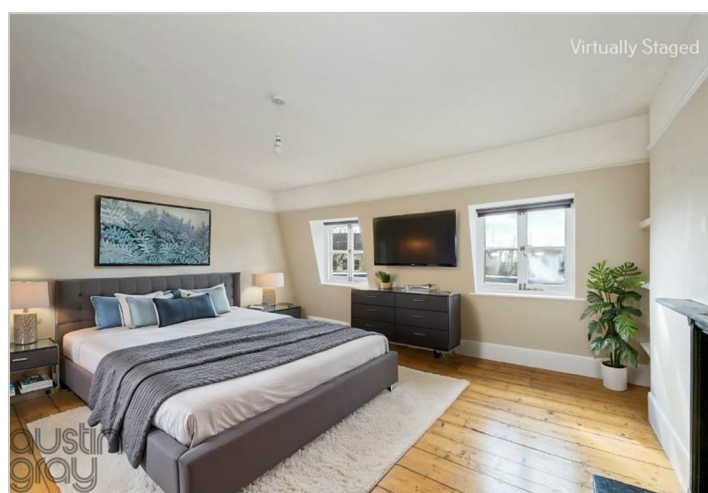
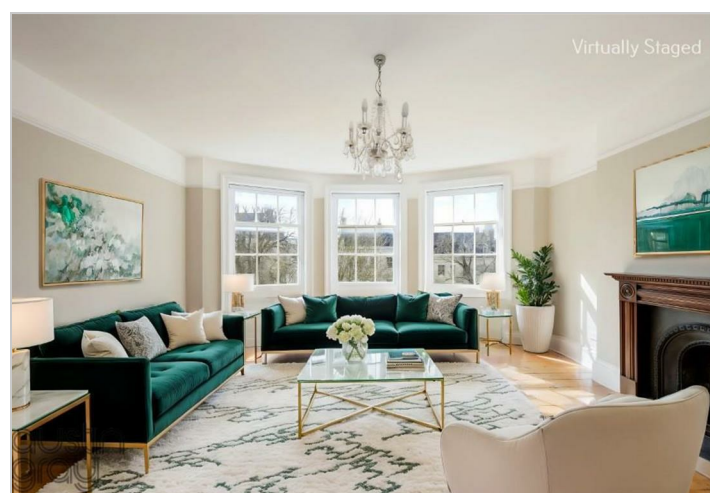
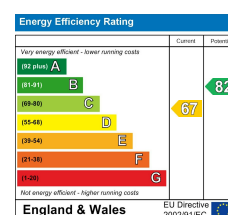
Floor Plan



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