

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



## Flat 45, Thornsedale Albion Hill

Brighton, BN2 9NN

Price Guide £275,000

Perched on the top floor of a purpose-built block in the heart of Brighton, this stunning two bedroom flat boasts some of the best views the city has to offer. With two large double bedrooms, each with their own built-in wardrobes, you can wake up to awe-inspiring views of the city each morning.

The spacious flat features a large kitchen diner with dual aspect windows offering sea views, while the living room leads out onto a west-facing balcony with breath taking city vistas. The bathroom includes a full-sized bath and a separate WC, with ample storage space throughout the property.

Benefitting from a new 150-year lease, this purpose-built property also offers a lift in the building and residents parking at an additional cost. The flat is in good condition and boasts a west-facing balcony, perfect for enjoying an evening sunset.

Located on Albion Hill in the Hanover district, this charming residential area is known for its vibrant streets, community spirit, and mix of quaint shops and cosy cafes. Just a short walk from the bustling city centre and the seaside, Hanover offers a close-knit atmosphere that is popular with both locals and visitors alike.

With two double bedrooms, one bathroom, a separate WC, and a size of 669.08 sq ft, this property on Albion Hill in Brighton is a true gem waiting to be discovered. Don't miss the opportunity to view this breath taking flat with city and sea views!

- Panoramic Views
- Two Double Bedrooms
- Balcony
- Resident and Permit Parking Available
- No Chain
- Moments From Central Brighton
- Perfect For First Time Buyers or Investors
- Newly Extended Lease With 172 Years
- Annual Service Charge: £1,200
- Council Tax Band: A

### 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



1



1



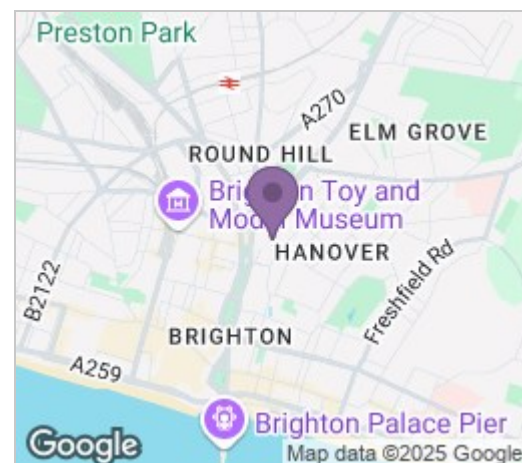
C



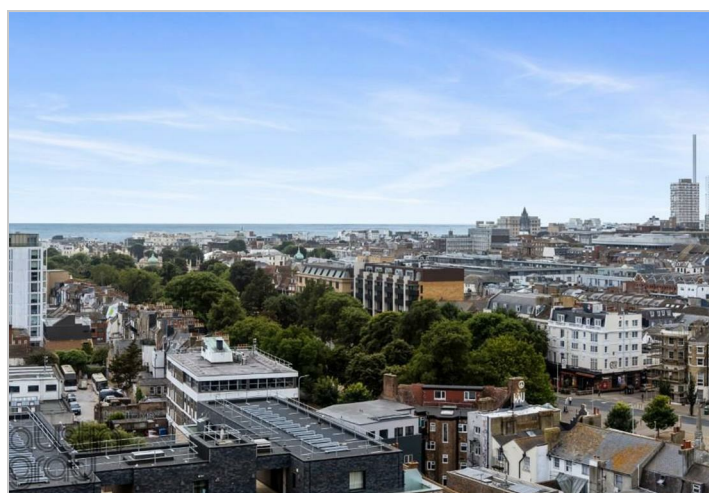
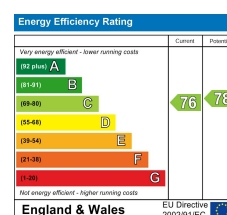
## Floor Plan



## 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