



GFF, 2 Vernon Gardens

Brighton, BN1 3AL

Guide Price £600,000

Guide price £600,000 - £625,000

An immaculately presented, two double bedroom garden flat with an occasional third bedroom /office with an off road car parking space in a popular central location within a short walk of Brighton mainline station.

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.

As soon as you enter this property you get a sense of style, history and space. Original wood panelling in the hallway is complemented with light wooden floors throughout except in the main bedroom and bathrooms. Directly off the hallway is a utility room and a separate cloakroom. The large main bedroom to the front has an en-suite bathroom/WC. The fabulous open plan kitchen/dining and living area provides a very sociable space with a door out to the balcony with further steps down to the garden which is mainly laid to lawn and flanked by mature trees and shrubs. The garden can also be accessed by a side gate. There is a communal shed for storage and in the garden itself a second shed is solely for the use of the flat. The second bedroom has an en-suite shower room/WC with a window to the side. The third occasional bedroom/home office has a door out to the balcony.

In summary, this is a spacious garden apartment in a convenient central location and must be viewed to appreciate the space and versatile accommodation on offer with an off road car parking space, a rarity in central Brighton.

Viewing

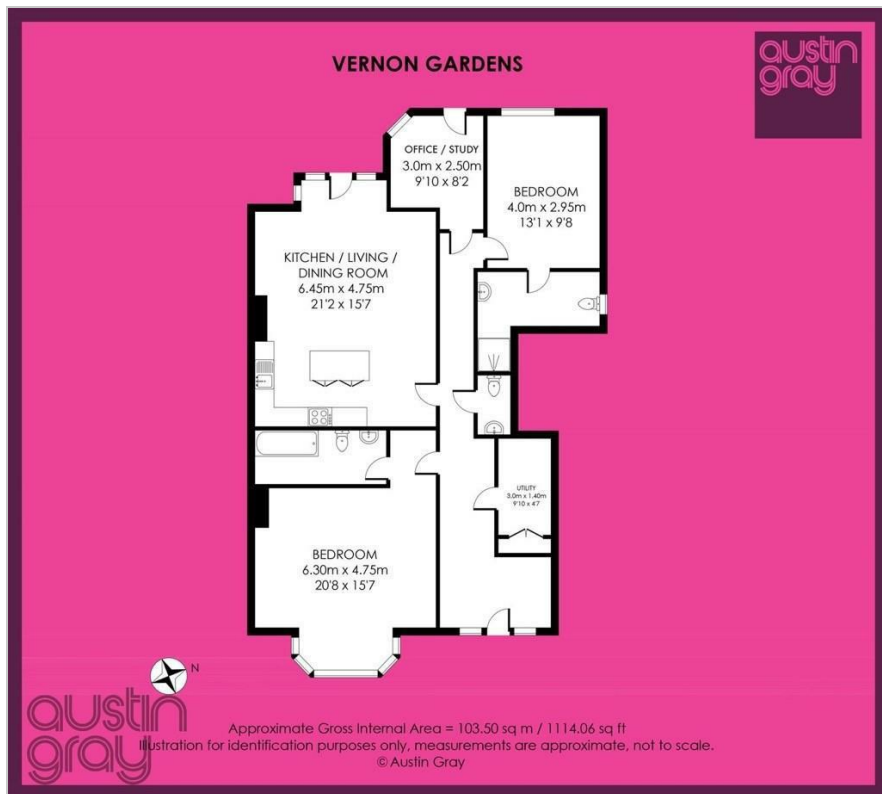
Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information,

- Lease has 119 years remaining
- Maintenance £1200 pa
- Ground rent £200 pa
- Council tax band B



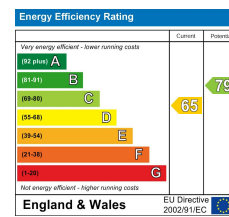
Floor Plan



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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