



Belmont
Brighton

HEALY
& NEWSOM

EST. 1990





Belmont, Brighton, BN1 3TX

Offers over £400,000

GUIDE PRICE £425,000-450,000A generously proportioned conversion flat located in the popular Seven Dials. Offering a neutral décor and ample natural light, with modern fixtures and fittings throughout.

Comprising spacious living/dining room (24ft), modern kitchen and bathroom, and two bedrooms.

Furthermore, the property boasts private off street parking for residents and is sold with a share of freehold.

Location

Seven dials is a hugely popular area in the City of Brighton & Hove, close to a selection of boutiques, bars and restaurants to suit all tastes as well as being close to Brighton's notorious shopping streets. The famous lanes aren't far away, and lead to award winning beaches. Brighton station is only a ten minute walk away, having direct links to London. This location couldn't be better!

Accommodation

This charming two bedroom apartment is available for sale through Lawton & Dawe Properties, offered chain free and with a private off street car park for residents!

The flat boasts over 1000 square feet of neutral living space with high ceilings and offers share of freehold. The block comprises of 8 flats in total.

The property itself comprises of entrance hall, leading to 24 ft living room – the perfect space for entertaining and relaxing! The master bedroom is also of a good size and has a built in storage cupboard. The second bedroom would make a perfect office/children's room, or spare room for when people want to come and visit sunny Brighton! The kitchen houses all the necessities, built in oven, space for undercounter fridge/freezer and washing machine and gas boiler. The units are white gloss and provide plenty of storage. The bathroom benefits from a bath with shower over.

The property is share of freehold and has 987 years remaining. The service charge is £1500 per annum

Additional information

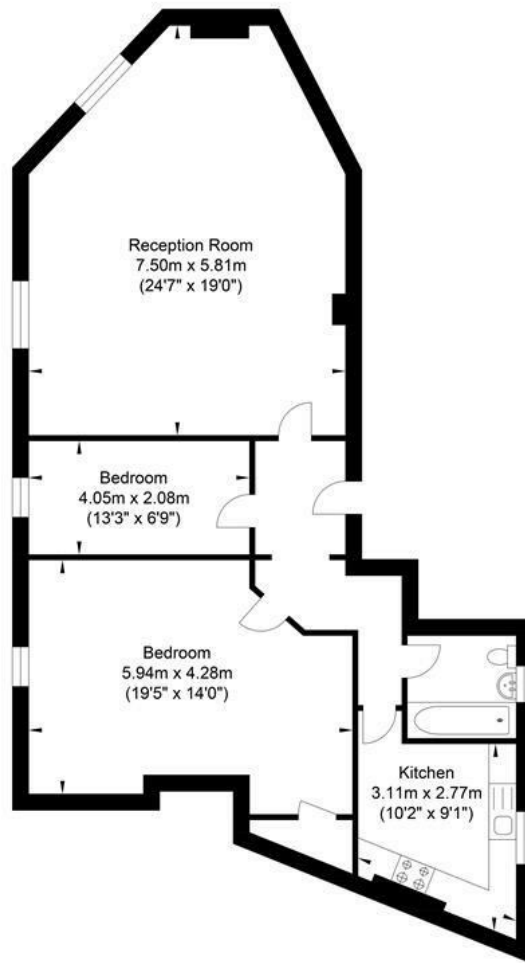
Lease – 987 years remaining (New lease on completion)

Ground rent £0.00

Service charge £1500.00

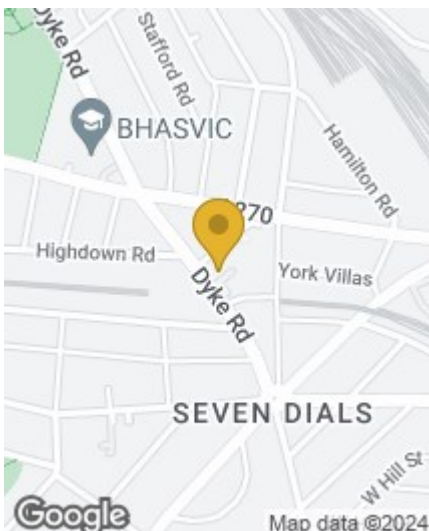
Council tax band B

Belmont



First Floor
Approximate Floor Area
1012.13 sq ft
(94.03 sq m)

Approximate Gross Internal Area = 94.03 sq m / 1012.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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