

# Wicklands Avenue

## Brighton

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COMMERCIAL



# Wicklands Avenue Brighton

£375,000



2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

This beautiful interior-designed apartment in East Sussex truly is a one-off. The apartment is part of a crescent of mid-century properties and has been re-designed as a stunning contemporary home which respects the deco period of the property. The original fireplace and radiators have been restored and retained and the windows were replaced in 2006. Gorgeous bamboo flooring has been installed throughout the flat except for the bathroom giving continuity and elegance to this period property.

As you enter the foyer of the apartment, you will notice a delightful porthole, which allows you to see the reception room giving the space a nod to seaside living. From the hall, you enter the living/dining room through Crittal-glazed sliding doors. This is a large light room with two windows to the south. An original art-deco fireplace is the room's centrepiece, and there are custom-built floating shelves in the alcoves. The space works perfectly, with a clearly defined area for the dining table. A door leads to a private south-facing terrace which is in an elevated position with glimpses of the sea and steps to the private communal garden. The property has well-maintained and landscaped gardens to both front, side and rear. The garage has been converted to make a home office/gym. Back in the apartment, two double bedrooms are exquisitely decorated and both have built-in wardrobes. The kitchen has been designed with stylish Plykea units and there is a Neff slide and hide oven, an integral Neff microwave, and a Neff electric hob. There is also an integral slimline dishwasher. The shower room is a showstopper. You enter via a built-in pocket door designed to maximise space. Above the basin, there is an elegant, custom-built storage unit with a combination of open shelves and mirrored cabinets. The shower cubicle has a fixed waterfall shower head in matt black, coupled with a matching hand-held shower fitting to match the basin taps











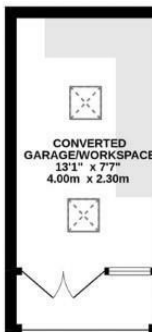
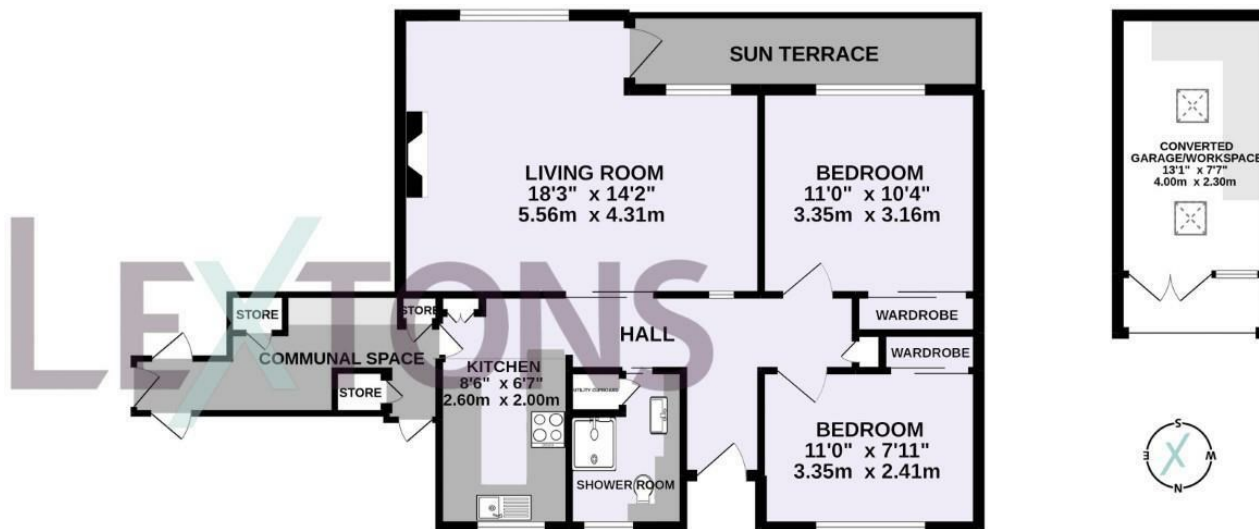






SCAN HERE TO OFFER ON THIS PROPERTY

### GROUND FLOOR 788 sq.ft. (73.2 sq.m.) approx.



CHICHESTER CLOSE

TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	