

Compton Avenue

Brighton

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About the property

Guide price £400,000-£425,000

Situated on a beautiful tree-lined avenue, this expansive two-bedroom, top-floor apartment offers a rare combination of space, comfort and stunning views. With its dual-aspect layout, the apartment enjoys roof top views to the front and far reaching views of the Sussex Downs to the rear, creating a light and airy ambience throughout. The interior features impressively proportioned rooms that offer both comfort and elegance. Decorated with a tasteful color palette, the accommodation is thoughtfully arranged to maximise both comfort and practical use of space.

The large kitchen is well appointed with modern appliances and features a built-in breakfast bar that overlooks the Downs. The apartment also offers the convenience of two bathrooms – a main bathroom and a second shower room, ensuring flexibility and privacy for residents and guests alike.

The top-floor positioning affords not only enhanced privacy and peace but also access to a generous loft space, offering ample storage options, which is a rare benefit in such a central location. The Seven Dials area is renowned for its vibrant community feel, with a fantastic range of independent shops, cafes, and delis right on your doorstep. Brighton mainline train station is just a short walk away, making commuting a breeze for city workers.

A leisurely stroll will take you to the bustling North Laine district, known for its eclectic boutiques, cultural venues, and lively atmosphere. Brighton's famous seafront is also within easy reach. For open, outdoor spaces, Dyke Road Park and St. Anne's Wells Park are nearby, providing attractive green spaces, while the open expanses of Devil's Dyke and the Sussex Downs are just a short drive away.

Compton Avenue Brighton

£400,000



2

BEDROOM

1

RECEPTION

2

BATHROOM

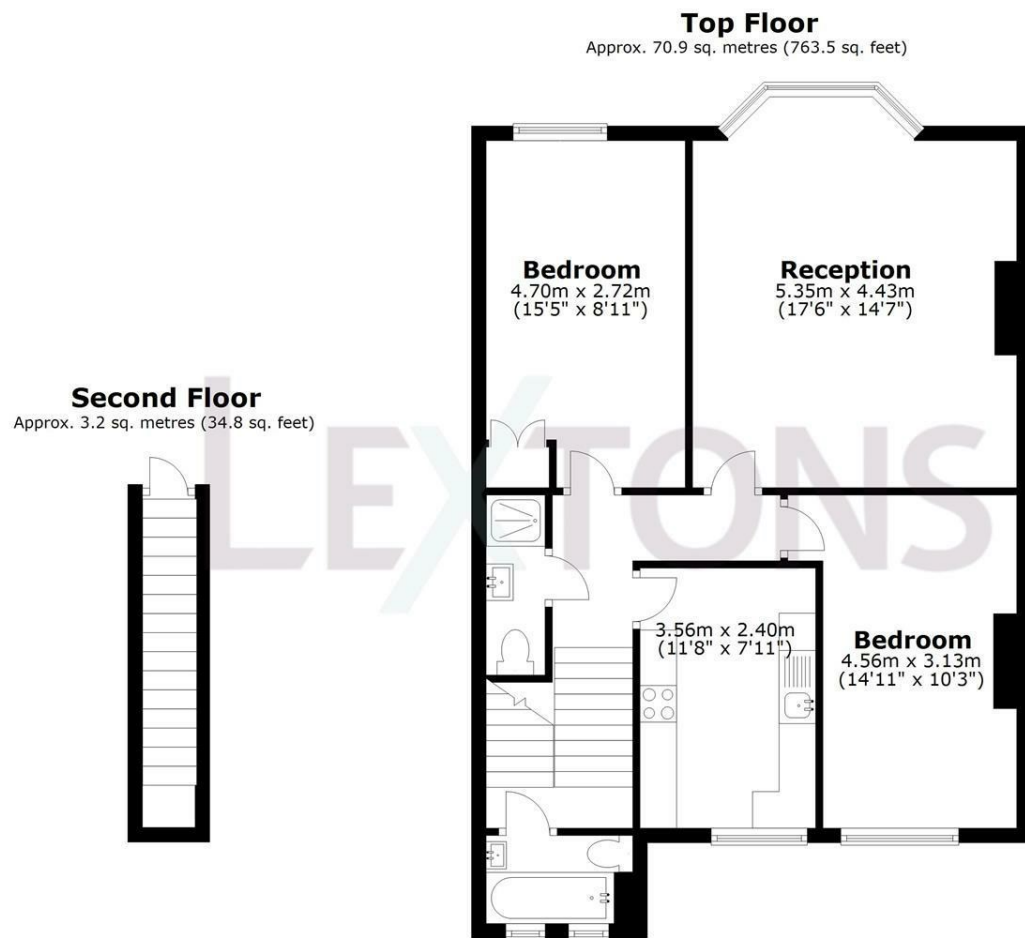








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Total area: approx. 74.2 sq. metres (798.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	