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Company Registration No: 11397540







We are very pleased to present this really well laid out, spacious, 3 bedroom, first floor flat with benefits including a west facing lounge, a main bedroom with an en-suite shower room and use of the communal gardens, being located close to BHASVIC, St Anns Well Gardens within the ever popular Seven Dials area of Brighton and Hove.

BN3 6FB













Offers In The Region Of £400,000 Leasehold





- AN IMPRESSIVE & VERSATILE FIRST FLOOR FLAT
- 3 BEDROOMS, 2 OF WHICH ARE DOUBLES
- · 2 BATHROOMS INCLUDING AN EN-SUITE
- SPACIOUS OPEN PLAN KITCHEN/LIVING AND DINING AREA
- AN ABUNDANCE OF PERIOD FEATURES

Viewing

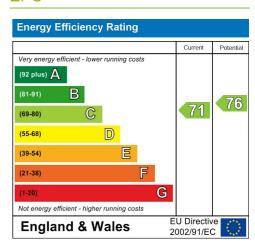
Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

The flat is arranged over a single level, occupying the first floor of this large corner property. Once inside there are 3 BEDROOMS, A BATHROOM, AN EN-SUITE SHOWER ROOM, A DUAL ASPECT LOUNGE AND THAT ALL IMPORTANT FAMILY SIZED KITCHEN/DINER. The flat offers excellent storage including a large communal loft space which is fully boarded and insulated.

In terms of OUTSIDE SPACE there is a very attractive wrap around communal garden that enjoys a south, west and north aspect. The property is considered to be in good decorative order throughout, has gas central heating, tasteful uPVC double glazed windows and is EXTREMELY WELL LOCATED close to the excellent shopping facilities and eateries at the Seven Dials and within walking distance of Brighton Station.

EPC





Floor plans

FIRST FLOOR

Approximate Gross Internal Area 69.40 sq m / 747.01 sq ft





LYNDHURST ROAD

Total Area: 69.40m² = 747.01ft²

Illustration for identification purposed only, measurements are approximate, not to scale.

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