

SHARE OF FREEHOLD



Apartment (EPC Rating: )

**11A LONDON TERRACE, BRIGHTON, BN1  
4JP**

**£239,950**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 1 Bedroom Apartment located in Brighton

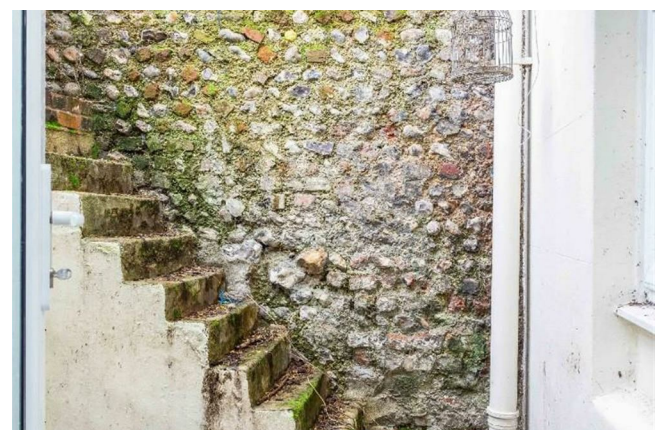
This well-appointed one-bedroom apartment is ideally situated just moments from cafes, shops, and the Duke of York's cinema at Preston Circus. With its proximity to the city center, Brighton Station is a mere 9-minute walk away, making it perfect for commuters. The property features its own entrance and a private patio area, is meticulously maintained, move-in ready, and is offered with no onward chain.

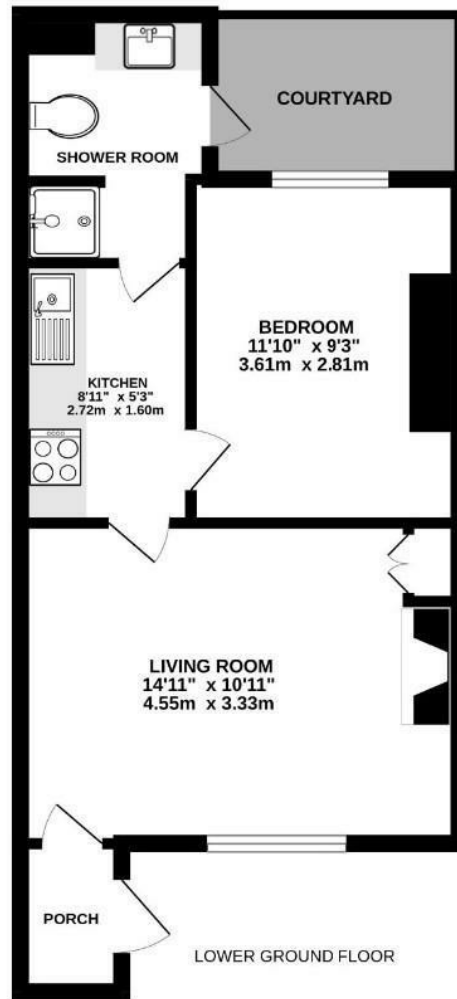
This beautiful city residence is offered for sale in excellent decorative order and is sold with a share of the freehold. Boasting versatile living accommodation, this apartment occupies the entire lower floor of a well-maintained Victorian building. A private entrance leads to a spacious entrance hallway and a large reception which features a period open fireplace and a front-facing window. The well-fitted kitchen includes a range of units and appliances and the spacious master bedroom is decorated in neutral tones. At the back there is a charming patio garden and a contemporary shower room is fitted with a modern suite.

A short stroll down London Road leads to the vibrant open market, featuring independent shops, artist studios, and plaza traders selling handmade arts and crafts, delectable food, and more. The area boasts excellent local pubs and restaurants, including the Hare & Hounds, Joker, Open House, Signal Man, Preston Park Tavern, and the Roundhill. Notably, the Roundhill has an entirely vegan kitchen serving award-winning plant-based meals. With all these local pubs offering food, you'll be spoilt for choice. The property is perfectly situated for commuters, with Brighton Mainline station just a short walk away, offering direct services to London Bridge and Victoria that reach the city in under an hour. Brighton's beloved independent cinema, the Duke of York's Picturehouse, screens a diverse array of films throughout the week.

Council Tax Band: A  
Tenure: Share of Freehold







LONDON TERRACE

TOTAL FLOOR AREA : 390sq.ft. (36.2 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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Council Tax Band

Call us on

**01273 253000**

Energy Performance Graph

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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>			
(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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

