

# 76a Old Shoreham Road

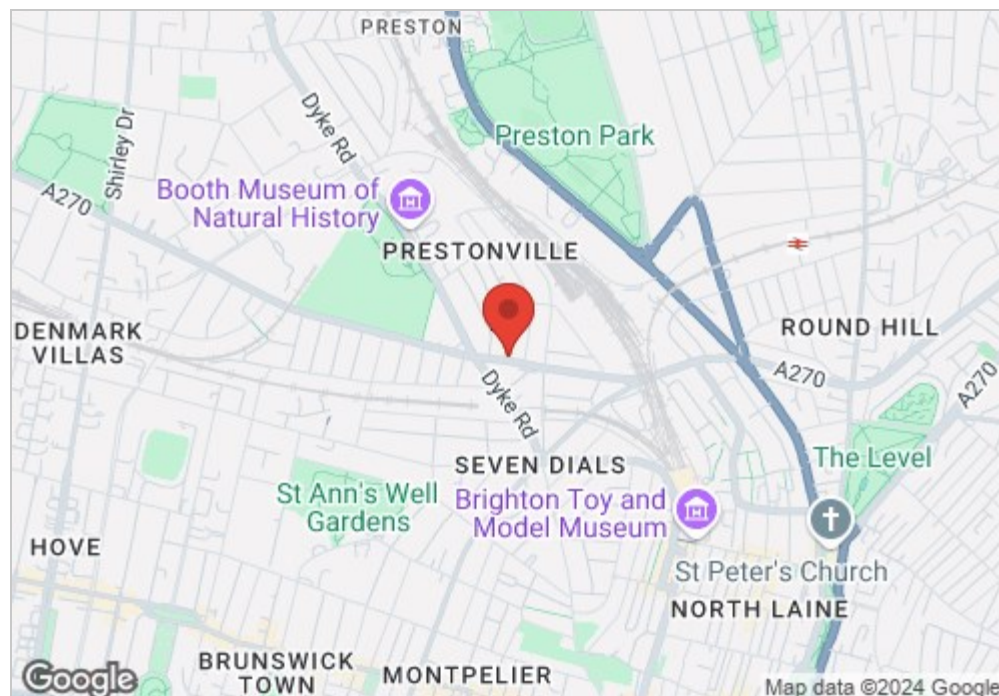
Brighton, BN1 5DD

**Asking price £500,000**

Step into this beautiful 3 bedroom Victorian garden apartment, boasting its own private entrance which is nestled in a desirable location on Buxton Road. This elegant home features compact thoughtful design making most of apartment to accentuate the light in every room. The highlights of the inviting living area are the high ceilings, the recently refurbished original windows with new double glazed central sash, and the Victorian open fireplace, perfect for cozy evenings. This apartment has three bedrooms and a generously sized recently refitted modern bathroom with a walk-in shower-room which is spacious enough to reinstall a bath.

Outside, the apartment benefits from a west-facing patio garden that's easy to look after and equally stylish, ideal for alfresco dining or enjoying sunny afternoons. There's ample storage too, making it convenient for bikes or other outdoor equipment that can be brought in straight from the street, avoiding any mess inside.

Located just a short stroll from the vibrant Seven Dials, you'll have easy access to a variety of local shops, cafes, restaurants and services and within close proximity to excellent primary and secondary schools. This property would make for an excellent first-time purchase or an addition to a property portfolio. Viewing is highly recommended with Foster & Co.



- Three Bedrooms
- Period Features Throughout
- Private Entrance
- Close proximity to Brighton Station
- Ground Floor Flat
- West-Facing Garden
- Popular Seven Dials Area
- Leasehold (with Extension)

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		
	69	74
England & Wales	EU Directive 2002/91/EC	

**OLD SHOREHAM ROAD**  
Approximate Gross Internal Area = 62.22 sq m / 669.73 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**FOSTER & CO.**

**SITTING ROOM**  
4.0m x 4.0m  
13'1" x 13'1"

**KITCHEN**  
2.60m x 1.90m  
8'6" x 6'2"

**BEDROOM**  
3.20m x 2.10m  
10'5" x 6'10"

**BEDROOM**  
3.80m x 2.20m  
12'5" x 7'2"

**BEDROOM**  
3.10m x 2.80m  
10'2" x 9'2"

**GROUND FLOOR**

**Approximate Floor Area**  
669.73 sq ft  
(62.22 sq m)

**N**

