

Chatsworth Road
Brighton
BN1 5DB



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



9 Chatsworth Road

£180,000 Leasehold

This top floor one bedroom converted flat is offered to the market with no chain. Offers in excess of £180,000 L/H.

Located in the Seven Dials area of Brighton, residents enjoy easy access to a vibrant array of amenities including shops, eateries, artisan bakeries and boutiques, ensuring all daily needs are effortlessly met.

This property offers an opportunity for a first time buyer wanting to get onto the property ladder, or someone who is looking for an investment property to rent out.

To arrange a viewing, please contact us on 01273 735237 or email teamsales@callaways.co.uk

Communal Entrance

Stairs to first floor, door leading to accommodation.

Accommodation in eaves with some restricted head height.

Bathroom

Three piece bathroom suite comprising panel, enclosed bath, low level flush, W.C, pedestal wash basin, window and electric heater

Lounge

Doors leading to balcony

Balcony

Bedroom

Velux window, power points, door leading to walk-in storage cupboard

Kitchen

Fitted kitchen sink with mixer taps and drainer. Electric hob and oven. Space for washing machine or fridge. Power points and velux window.

Other Information

Lease length: -99 years from 29 September 1983 (unexpired term is 58 years)

Leasehold

Annual Service charge: £1,893 pa

Ground rent: Current £45

£68 – from 2033 to 2058

£102 - from 2058- 2082

Council Tax Band B

EPC D

Parking Zone Q

Local Authority

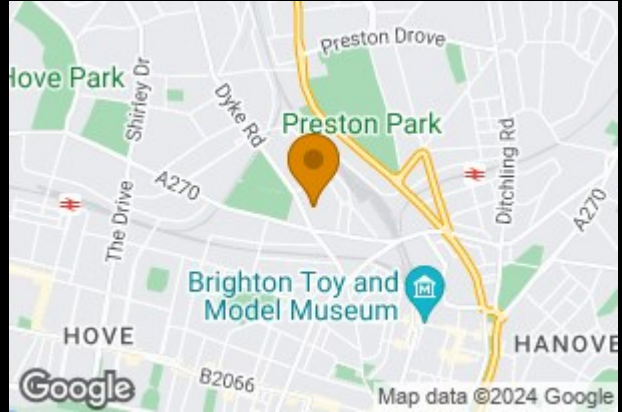
B

Council Tax Band

B

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | 64 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

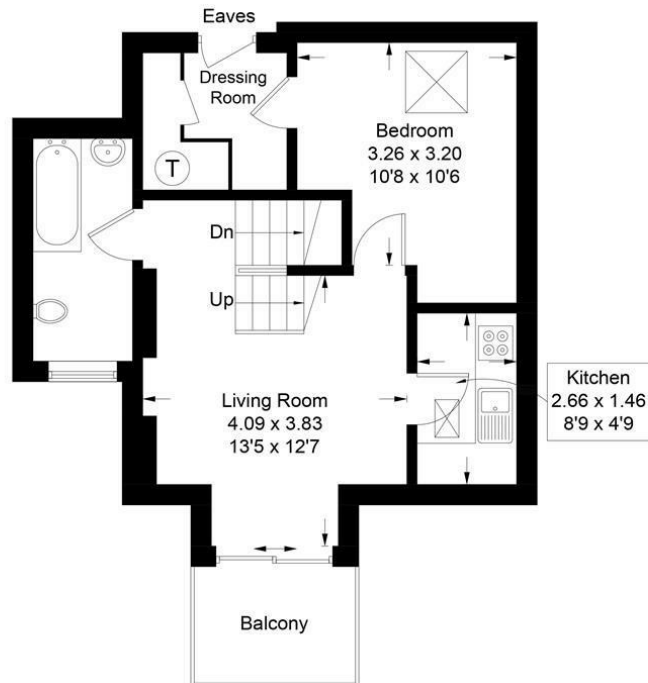
England & Wales EU Directive 2002/91/EC



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/tenants are advised to recheck the measurements

Top Floor Flat, 9 Chatsworth Road, Brighton

Approximate Gross Internal Area = 44.9 sq m / 483 sq ft



Second Floor

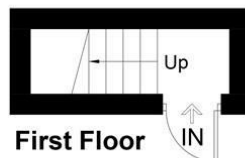


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110792)

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