

28 Chatham Place
Brighton
BN1 3TN



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



28 Chatham Place

£200,000 Leasehold

This one bedroom first floor apartment property is offered to the market with no chain.

Situated in the sought after Seven Dials area of Brighton. The property is conveniently located for the various shops, bars and restaurants both locally and in Brighton town Centre, and there is the added convenience for commuters of the Brighton mainline railway station to London.

Ideal opportunity for a first time buyer.

Call now to arrange a viewing 01273 735237.

Communal Front Door

Stairs leading to First Floor Flat

Lounge

Sash window, electric storage heater, power point.

Bedroom

Sash window, electric storage heater and power point

Bathroom

Three piece bathroom suite, comprising: bath, pedestal wash basin and low level flush W.C.

Kitchen

Eye and base kitchen units with work surfaces. electric hob and oven, sink with mixer taps, space for a washing machine and fridge. Cupboard with emersion tank, sash window and power point.

Other Information

Council Tax Band A

EPC D

Parking Zone Q

Share of Freehold

Lease: 989 remaining

Ground Rent N/A

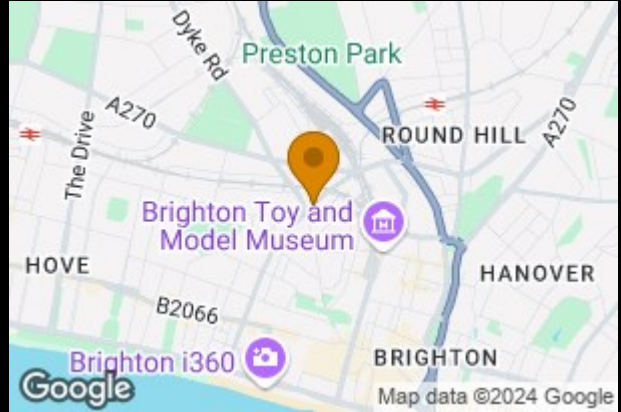
Annual Service charge: £2132 (2023/2024)

Local Authority

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(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	



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

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Approximate Gross Internal Area = 34.2 sq m / 368 sq ft

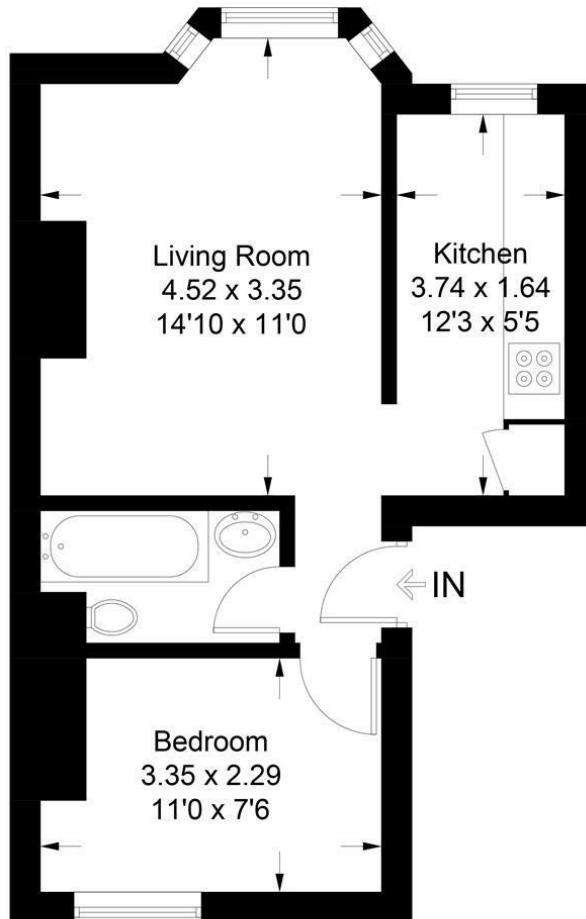


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1116782)

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