



# Compton Avenue, Brighton

Offers over £375,000



## Property highlights

- Located in the sought-after Seven Dials neighbourhood of Brighton
- Within 0.3 miles of Brighton mainline train station
- Bright and airy home with plenty of natural light
- Characterful bedroom with large double-glazed sash window
- Modern kitchen with ample worktop and cupboard space
- Stylish bathroom with bath and overhead shower
- Shared bike store and communal storage cupboard
- Spacious living room with high ceilings and original feature fireplace



Situated on a charming tree-lined street near the bustling Seven Dials, this well-presented first-floor apartment is full of character, with original features like high ceilings and a feature fireplace thoughtfully preserved.

#### The property

Located on a charming tree-lined street, just moments from the bustling Seven Dials is this well-presented one-bedroom first-floor apartment. As you arrive, you're greeted by a welcoming red front door that leads into a communal hallway. A flight of stairs takes you to the apartment's front door.

Inside, the hallway features a useful storage cupboard and leads to the modern bathroom, which includes a bath with an overhead shower. The characterful bedroom offers built-in storage, while the spacious living room boasts high ceilings with original detailing around the architrave and an original feature fireplace, creating a lovely space to relax.

Folding doors open into the galley kitchen, complete with dark grey cupboards, a black worktop, and plenty of storage. A large window fills the space with natural light and offers a pleasant view of the street below. A narrow balcony, perfect for a small table and chairs, runs along the front of the apartment and can be accessed through windows in both the kitchen and living room.

The property benefits from shared use of a lockable storage cupboard between the first and second floors, and secure bicycle storage located under the entrance stairs, offering convenient storage solutions for residents.

#### Additional property information

Property type: Apartment

Tenure: Share of Freehold

Lease: 976 years

Service charge: £3041.58 per annum, reviewed annually

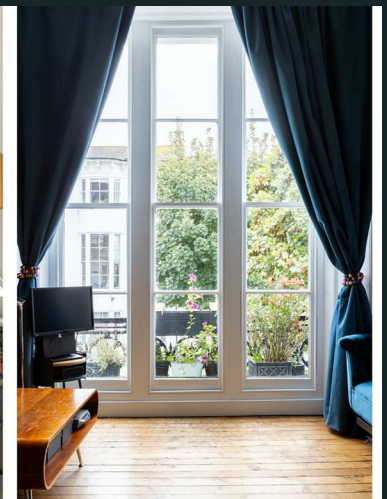
Council tax band: A

## The area

This property is positioned in a row of terraced houses just moments away from the bustling Seven Dials - renowned for its diverse selection of locally owned bars, delis, cafes, and restaurants. There's a real sense of community here, and residents look out for one another in a way that makes people want to stay in the area. Brighton city centre is less than a mile away, and the seafront with its pebbled beaches, infamous pier, and amenities can be reached on foot in approximately twenty-five minutes.

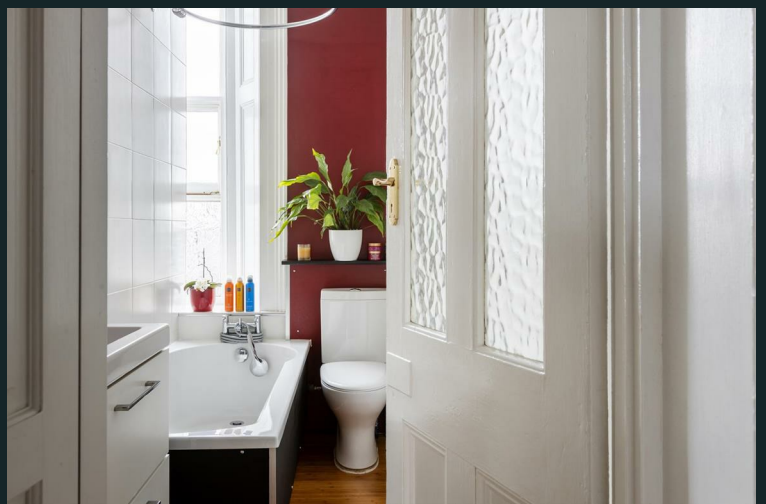
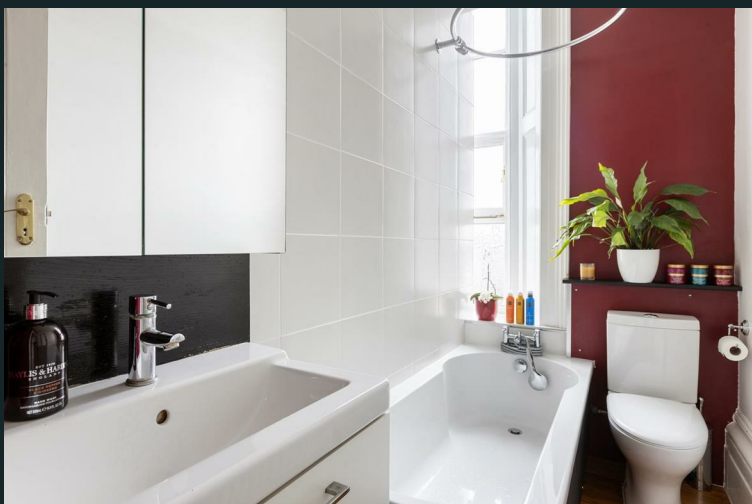
## Transport links

This property is located 0.3 miles from Brighton mainline station, making it highly convenient for London commuters. Brighton city centre is approximately 1 mile away and regular bus services run from the property into the centre of town and along the coast. For those with a car, there is on-street permit holder parking. The A27 with its links along the south coast and north towards London is under 2 miles away.



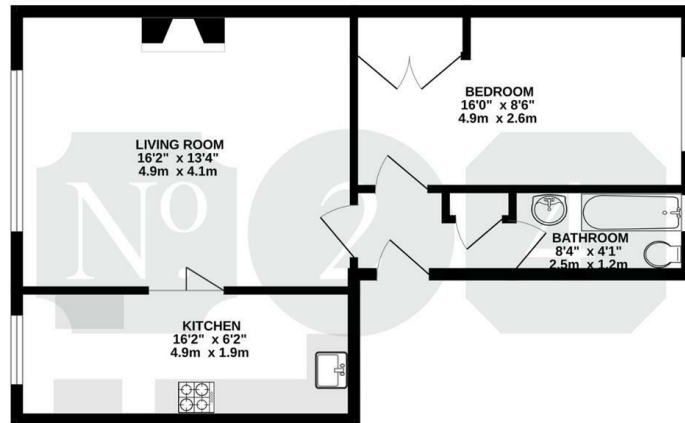








FIRST FLOOR



TOTAL FLOOR AREA : 527sq.ft. (49.0 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, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficacy is given.  
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