



Ground Floor Flat Wellington Road, Brighton BN2 3AA

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welcome to

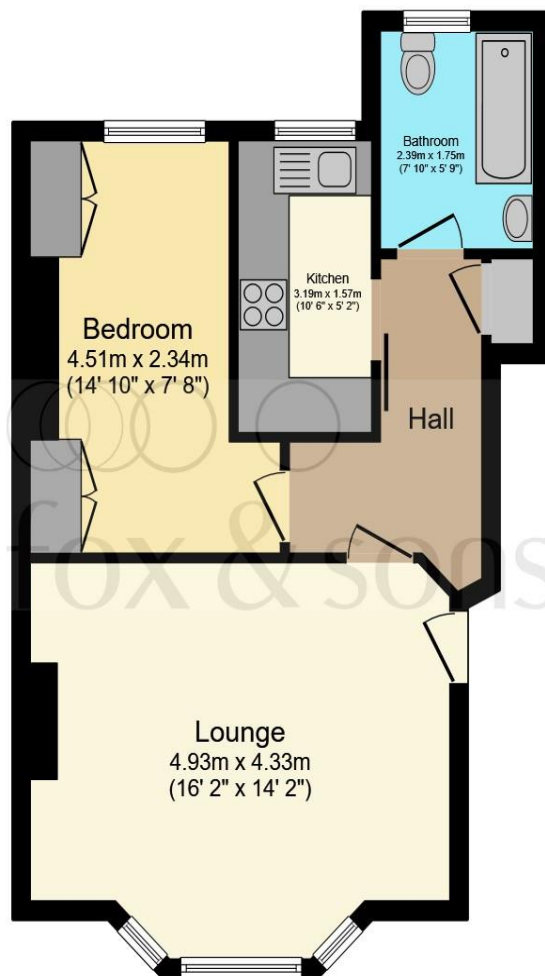
Ground Floor Flat Wellington Road, Brighton

This one-bedroom flat in the popular Hanover & Elm Grove area of Brighton offers a spacious lounge, a separate kitchen, a comfortable bedroom, and a functional bathroom. While the property requires some refurbishment, it presents a fantastic opportunity for buyers looking to add their own touch.

Permit parking is available on the street, ensuring convenient access for residents. The area is well-connected with excellent transport links, making it easy to reach the city centre and beyond. Local shops, supermarkets, and pubs are within walking distance, providing everything you need close by.

With its generous living space and prime location, this property is ideal for those seeking a home with potential in a well-connected Brighton neighbourhood.





Total floor area 47.8 m² (514 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Ground Floor Flat Wellington Road, Brighton

- ONE BEDROOM FLAT
- SPACIOUS LOUNGE
- SEPARATE KITCHEN
- PERMIT PARKING
- CLOSE TO SHOPS, PUBS, AND SUPERMARKETS

Tenure: Leasehold EPC Rating: D

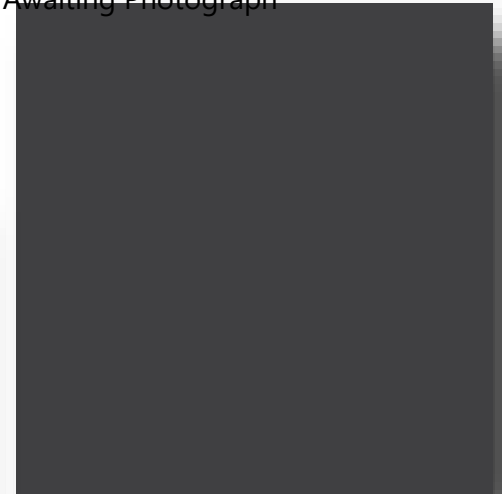
This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Mar 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£230,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BEG107028 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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