



Lower Ground Floor Flat Powis Road, Brighton BN1 3HJ

A fabulous one bedroom apartment with a private Westerly aspect garden.

welcome to

Lower Ground Floor Flat Powis Road, Brighton

A spacious lower ground floor apartment with own private Westerly aspect garden, in the extremely popular Clifton and Montplelier Conservation area. The property further benefits from being sold with a long lease, no onward chain and excellent decorative order throughout. Powis Road is a quiet, yet central road, in the Clifton Hill Conservation area, within walking distance of Brighton's mainline Station, Seven Dials and Churchill Square shopping area. It is a stone's throw away from Brighton & Hove beach and local parks.





Total floor area 56.8 m² (611 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Own Street Entrance

Entrance Hallway

Good size hallway.

Living Room

Spacious living room with sash windows overlooking rear garden, radiator, built in shelving, open access to kitchen area.

Kitchen

Range of wall and base units under roll edge working surfaces, built in oven/hob and extractor, space for washing machine and fridge/freezer and half glazed door onto rear garden.

Bedroom

Large bedroom with double glazed bay window to front and wooden flooring.

Bathroom

Panelled bath with shower over, low level WC, wall mounted wash basin, tiled walls and floor.

Outside

Large Westerly aspect private rear garden with lawned area and flower beds.

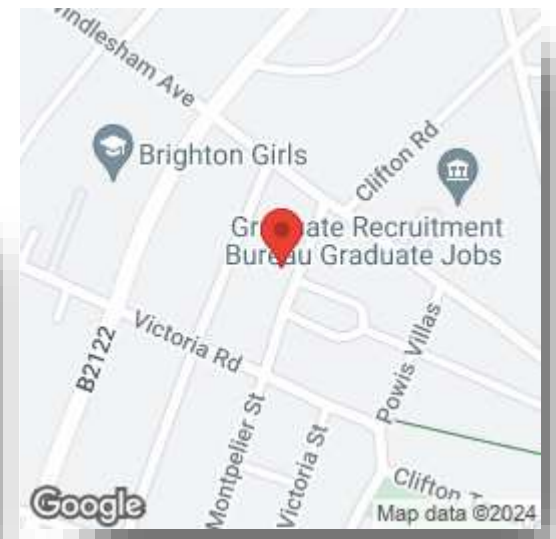
welcome to

Lower Ground Floor Flat Powis Road, Brighton

- ONE BEDROOM APARTMENT
- LARGE PRIVATE GARDEN
- OWN STREET ENTRANCE
- 987 YEARS REMAINING ON LEASE WITH NO GROUND RENT
- CLOSE TO BRIGHTON STATION
- CENTRAL LOCATION
- NO ONWARD CHAIN
- QUIET CENTRAL LOCATION

Tenure: Leasehold EPC Rating: C

£325,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
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