



**Warleigh Road, Brighton**

Asking Price £324,999



1



1



1



C



## Property Summary

A FIRST TIME BUYERS DREAM.....

Offered to the sales market, is this NEWLY REFURBISHED, one bedroom period conversion with a gorgeous SOUTH FACING garden, NO CHAIN, OWN PRIVATE ENTRANCE, and 900+ year lease. Located on a popular and well connected residential road, the flat offers a quiet yet fabulously convenient position - ideal for the delights of town plus lots of transport links inc Brighton mainline station. The property has undergone a complete refurbishment - including new kitchen, new bathroom, new flooring, decoration and much else and as such is stunning and ready for immediate occupation. Spacious with generous rooms and beautifully proportioned accommodation throughout, the flat enjoys a cool, modern yet welcoming vibe. The garden is a complete DREAM - south facing, big & baked in sun but enjoys a lightly elevated position so the views and privacy are outstanding. With NO CHAIN, a 900+ YEAR LEASE and OWN ENTRANCE - this is a rare and exciting opportunity, offering stunning accommodation, a beautiful garden and the opportunity for a fast secure transaction in time for summer! EPC rating is C. Council tax is A.

## Property Summary

- One bedroom flat
- Period conversion
- Lower ground floor
- 900+ YEAR LEASE
- SOUTH FACING garden
- CHAIN FREE
- Private entrance
- Fully REFURBISHED
- Excellent location
- First time buyers dream

## Our Vendor Loves...

When I lived in the flat, I spent the majority of my time in the garden. Its an oasis of calm, sun and privacy and an amazing size too. I loved the road with no passing traffic but a short walk to the North Laines and all the fun of central Brighton. It truly is a gem of a flat.



Sydenham Sales

020 8488 0011

[www.propertyworlduk.net](http://www.propertyworlduk.net)







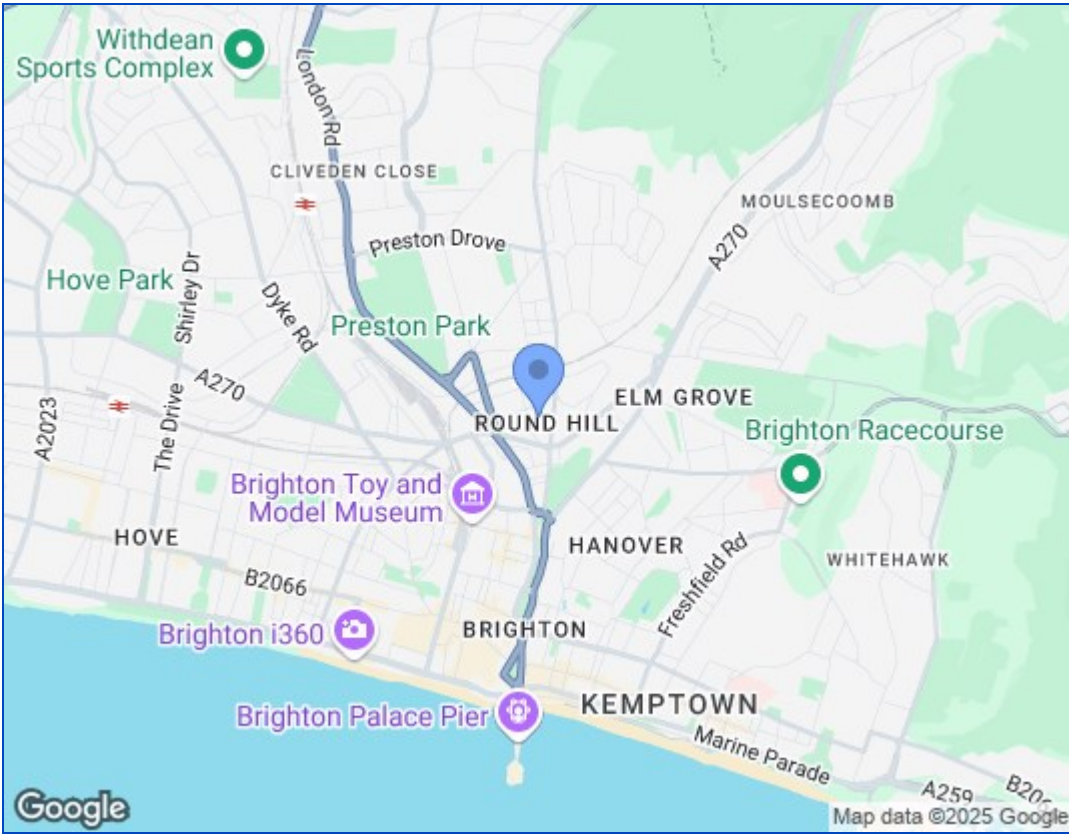
**APPROX. GROSS INTERNAL FLOOR AREA 436 SQ FT / 41 SQM**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Warleigh Road

14/05/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

