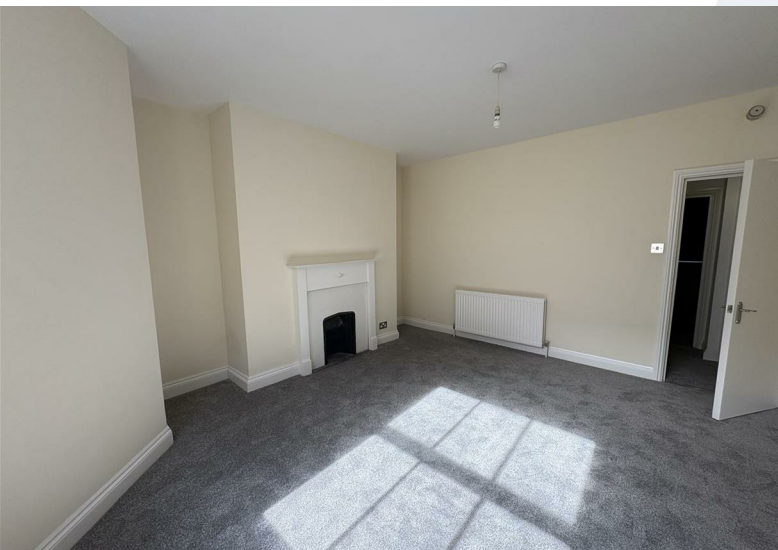




**Compton Avenue, Brighton, BN1 3PT**

**Asking price £260,000**



# Compton Avenue, Brighton, BN1 3PT

## Asking price £260,000

Nestled in the sought after area of Seven Dials, this delightful lower ground floor flat offers a perfect blend of comfort and modern living. With two bedrooms, this property is ideal for couples or even as a rental investment. The flat has been newly redecorated and re-carpeted, ensuring a fresh and contemporary feel throughout. Brighton train station is approx. 6 minute walk making this flat ideal for commuters. Seven Dials also boasts many cafes, shops and pubs / restaurants.

\*This flat will be sold with a brand new lease\*

Located in the vibrant city of Brighton, this flat is within easy reach of local amenities, transport links, and the stunning coastline. Whether you are looking to make this your new home or seeking a lucrative investment opportunity, this property is sure to impress. Don't miss the chance to view this charming flat in a sought-after location.

### Lounge

14x14'8 (4.27mx4.47m)

A bright and generously sized lounge, featuring a large sash window overlooking the front courtyard and filling the room with natural light. Recently redecorated in soft neutral tones and finished with a plush grey carpet, the space feels fresh and inviting. A charming feature fireplace provides a stylish focal point, adding warmth and character to the room.

### Kitchen

15'5x4'7 (4.70mx1.40m)

Bright galley-style kitchen with a practical layout. The kitchen is fitted with classic cream cabinetry, a gas hob with integrated oven, and ample countertop space for meal preparation. Neutral tiled splashbacks and easy-care flooring provide a clean, low-maintenance finish. A glazed back door and window bring in natural light and give access to the outside space.

### Bedroom one

17'4x8'8 (5.28mx2.64m)

A well-proportioned double bedroom with neutral décor and a large window allowing in plenty of natural light. The room features soft grey carpet and has the benefit of a bathroom directly accessible, making it an ideal master.

### Bedroom two

5'8x10'4 (1.73mx3.15m)

A compact single bedroom, perfect for use as a home office/study. Neutrally decorated with grey carpet and including a built-in cupboard for storage, this room offers flexible use to suit modern living.

### Bathroom

New bathroom suite with over head shower and wash hand basin. Cupboard housing the boiler

### Separate WC

Newly fitted separate WC with wash hand basin.

### Rear Garden

The rear garden is a communal space with the other lessees in the building - including the decked area. However, the flat does provide private access to the garden from the kitchen.

The images of the decked area are CGI as this area is / will be repaired.

### Additional Information

This flat will be sold with a brand new lease.

EPC - D / Council Tax - B / Parking Zone - Y

Service Charge –

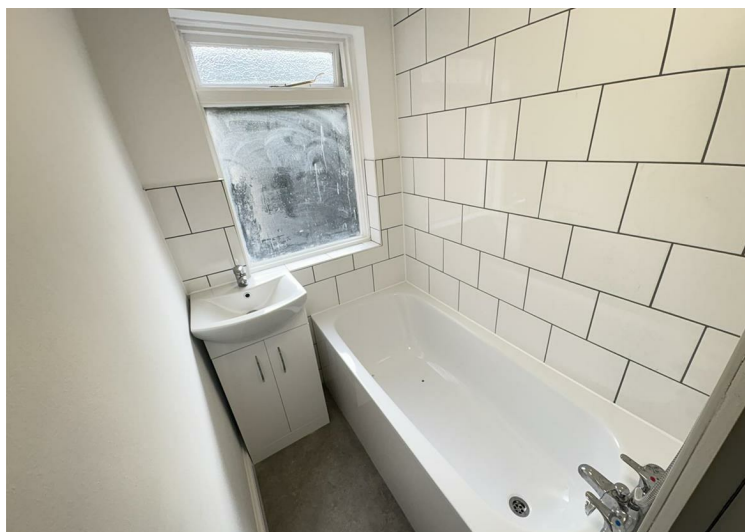
The flats share of the total expenditure is 7.11%.

For the period 29th September -2025 to 28th September 2026, the flats share will be £1,704.56.

In addition, there will be a contribution of £319.95 towards pending major external works.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.