

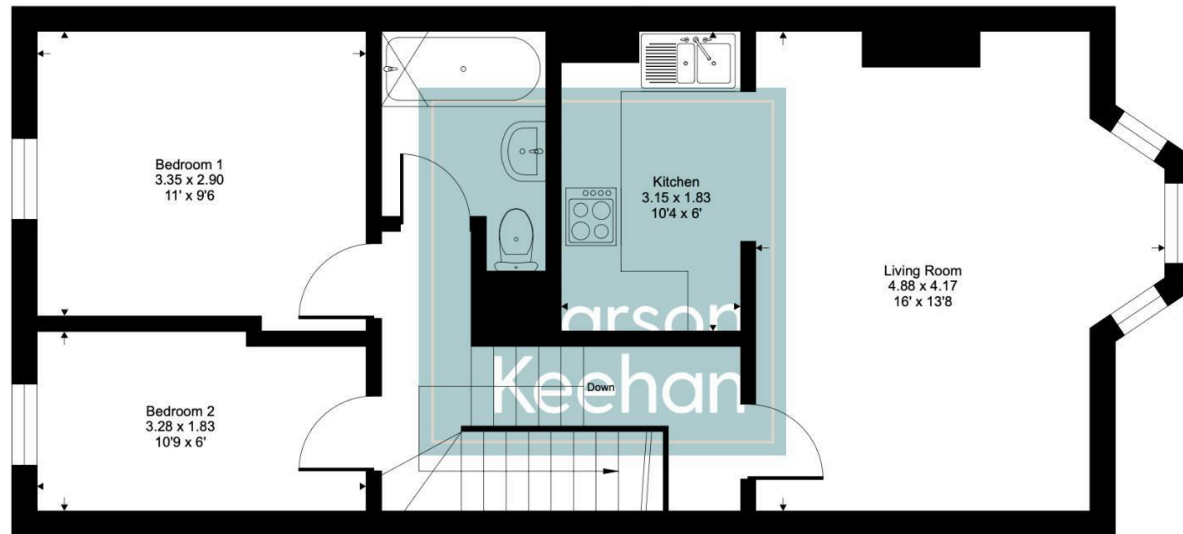


New England Road, Brighton, BN1 3TU

Asking price £265,000 - Leasehold - Share of Freehold

# New England Road, BN1

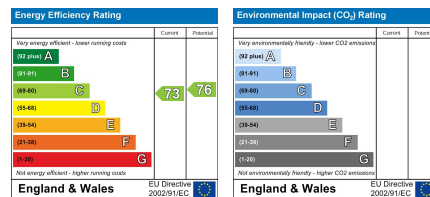
Approximate Gross Internal Area = 53.5 sq m / 576 sq ft



Third Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## \*\* POTENTIAL TO EXTEND \*\*

This well-presented first-floor apartment offers bright and spacious living in the heart of Brighton's sought-after Seven Dials area. With no onward chain and a share of the freehold, this property is an ideal choice for first-time buyers or investors alike.

The apartment features two generously sized double bedrooms and a modern open-plan living, dining, and kitchen area, perfect for entertaining or relaxing. A sleek white bathroom suite completes this inviting home.

Additionally, the property comes with the benefit of owning the loft space, offering the potential to extend and create an additional bedroom, subject to the necessary planning permissions.

Located just a short walk from Seven Dials' eclectic mix of cafés, shops, and amenities, as well as Brighton station, this property offers excellent transport links and easy access to the city centre. With its blend of contemporary living, future potential, and prime location, this is a fantastic opportunity to enjoy all that Brighton has to offer.

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