



**Calmvale House, Florence Road, Brighton, BN1 6DJ**  
Asking Price £325,000

## **Calmvale House, Florence Road, Brighton, BN1 6DJ**

**A spacious 754 sqft, two-double-bedroom top floor apartment in Calmvale House, Brighton. Featuring a southerly aspect, allocated parking, and no onward chain, it is ideally located near London Road Station and Preston Park.**

A well-presented, two-double-bedroom top floor apartment, situated within a low-rise purpose-built block at Calmvale House, in Florence Road, Brighton. Offered for sale with no onward chain, this property is perfect for those seeking a smooth and swift transaction.

Upon entering, you are greeted by a welcoming hallway that leads to all principal rooms. The heart of this home is undoubtedly the bright and airy living/dining room, which benefits from a charming bay window and a desirable southerly aspect, ensuring an abundance of natural light throughout the day. This generous reception space provides ample room for both relaxation and entertaining, making it a versatile area for modern living.

The fitted kitchen is both practical and well-appointed, featuring a convenient serving hatch that connects seamlessly to the living/dining room. This thoughtful design enhances social interaction while preparing meals and offers ease when serving. The kitchen is equipped with a range of units and provides space for essential appliances.

Both bedrooms are generously proportioned double rooms, each enjoying a southerly aspect, which contributes to their bright and inviting atmosphere.

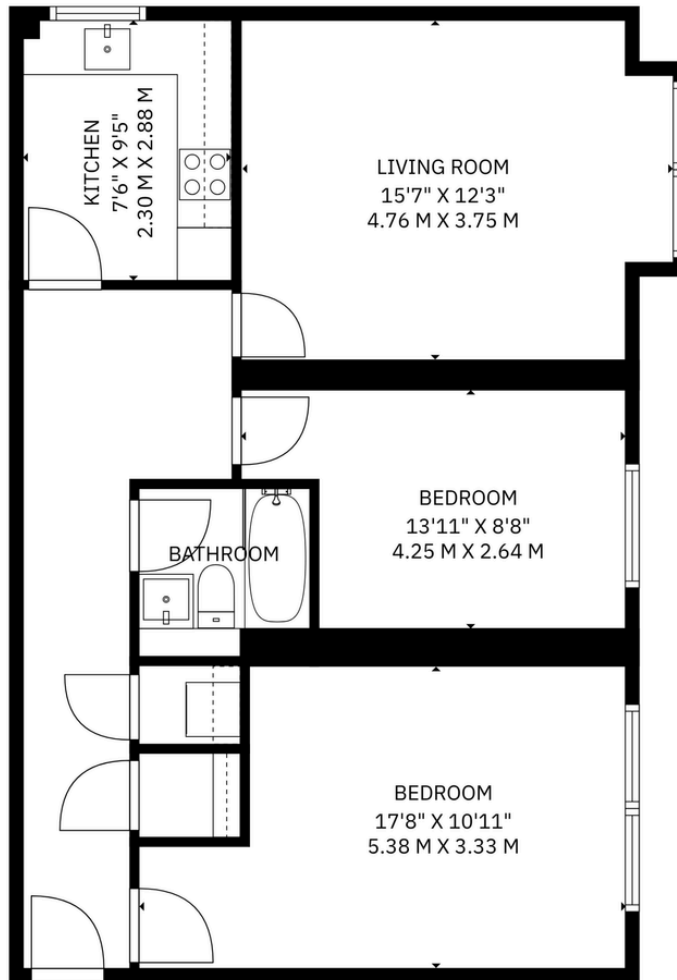
These rooms offer comfortable retreats, suitable for residents or guests, and provide flexibility for various furnishing arrangements. The apartment is further complemented by a well-maintained bathroom.

Comfort is assured year-round with slimline electric radiators, and the property benefits from UPVC double-glazed windows throughout, contributing to energy efficiency and a peaceful internal environment. A significant advantage of this apartment is the inclusion of an allocated parking space, a highly sought-after feature in Brighton.

Boasting a total internal area of 754 square feet, this apartment offers substantial living space. Its location is particularly appealing, providing excellent access to London Road Station and the beautiful green expanse of Preston Park, making it ideal for commuters and those who enjoy outdoor leisure activities. The vibrant amenities of Brighton city centre are also within easy reach.

This property represents a fantastic chance to acquire a spacious apartment in a desirable Brighton location, complete with essential features and the added benefit of no onward chain.





Total Area: 71 sq.m (763 sq.ft)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement.

**Agents Notes**

Tenure Leasehold  
Approx 99 Years Remaining On The Lease  
Service Charge Approx £1,343 Per Annum  
Ground Rent Approx £250 Per Annum  
Council Tax Band B

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



**Please note:**

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