



HW

ESTATE AGENTS

23b Albert Road, Brighton

£450,000



## 23b Albert Road

Brighton, Brighton

Spacious 2-bed lower-ground apartment (c.780 sq ft) in a period building with private access, open-plan living, modern kitchen, courtyard, garden, coal store and updated bathroom with bath and shower.

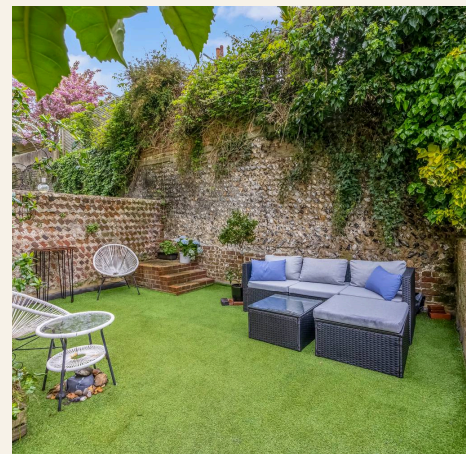
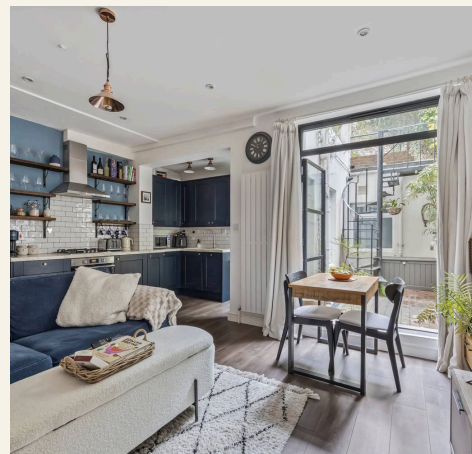
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two well-proportioned double bedrooms
- Approx. 780 sq ft (72.5 sq m) of internal accommodation
- Private entrance
- Open-plan kitchen / sitting / dining space
- Modern bathroom with bath and separate shower
- Private courtyard and larger enclosed garden
- Insulated coal store
- Well-configured layout making efficient use of the overall floor area
- Good natural light throughout, particularly to the rear living space
- Period features consistent with the building's character





## Albert Road

Approx. Gross Internal Area(Excluding Outbuilding):- 72.50 sq.m. 780.38 sq.ft.

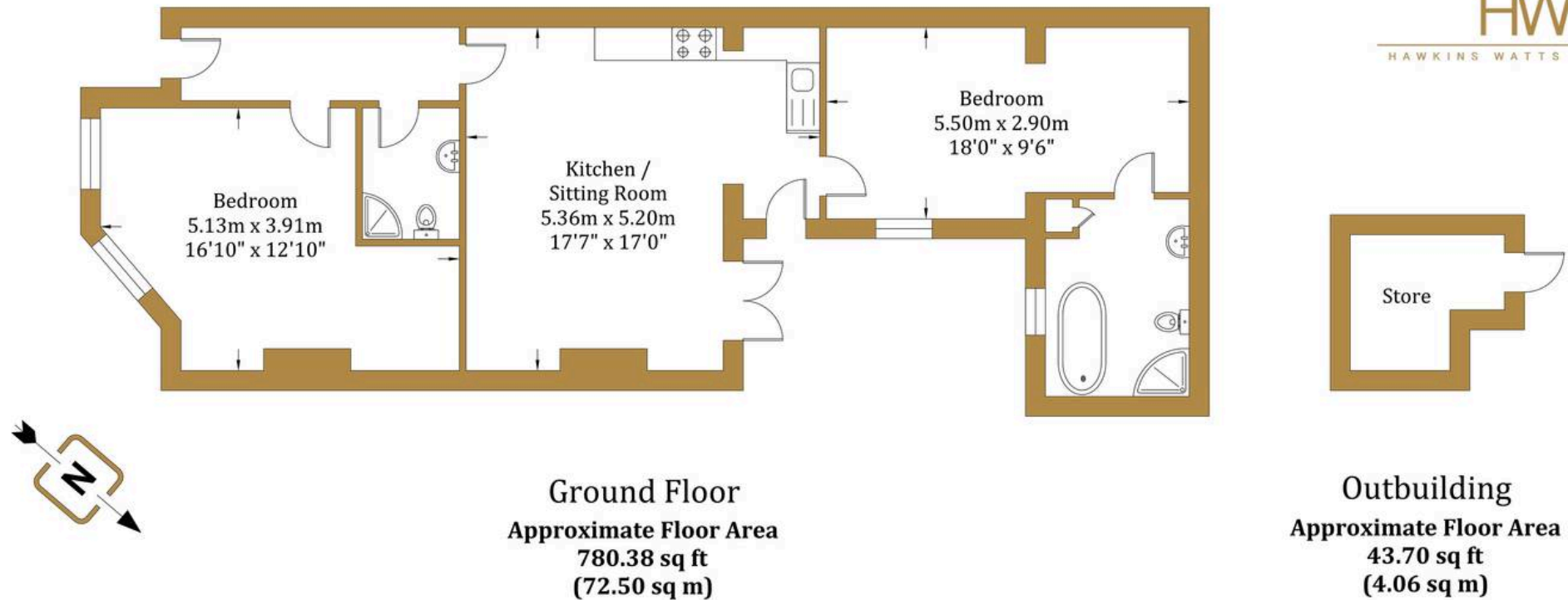


Illustration for identification purposed only, measurements are approximate, not to scale.

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