



Flat 2, 2 Powis Square, Brighton, BN1 3HH

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Communal Entrance Hall * Open Plan South Living Room, Modern fitted Kitchen Breakfast Room * Modern fitted Bathroom with white suite * Rear Garden *

Share Of Freehold & No Onward Chain

A converted ground floor garden flat in excellent condition throughout. The property offers a lovely South facing Bay fronted living room, modern fitted kitchen/Breakfast room, double bedroom, modern bathroom and rear garden.

Powis & Clifton Hill is widely regarded as one of Brighton's most beautiful and characterful neighbourhoods. Known for its grand Regency architecture and quiet residential streets, it offers a peaceful setting just moments from the vibrancy of the city.

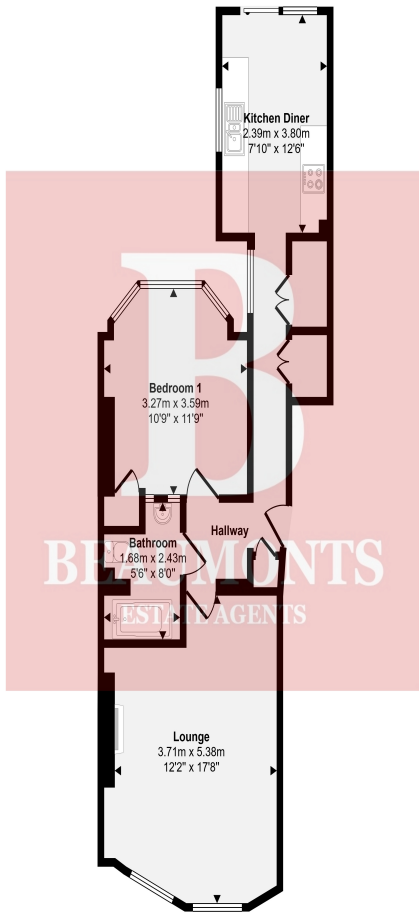
From here, you are within easy walking distance of the seafront, where the promenade and beach provide the perfect place for morning swims or sunset walks. The independent cafés, restaurants and boutiques of Seven Dials and the city centre are also close by, while Brighton's cultural highlights are easily reached on foot.

Tenure: Share of Freehold
Lease: Over 900 years remaining
Service charge: £1080.00 annually
Council tax band: B
Parking: On-street permit parking
EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
54 sq m / 579 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.