



Pankhurst Avenue, Brighton, BN2 9AF
£300,000 - £325,000 Guide



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Pankhurst Avenue, Brighton, BN2 9AF

£300,000 - £325,000 Guide

A bright and spacious two-bedroom apartment benefiting from a generous private garden, modern interiors and lift access, situated within a popular and well-connected development. Early and internal viewing is highly recommended.





Further Information

The accommodation comprises a particularly spacious entrance hall with excellent storage, leading to a good-sized open-plan living and dining area, with plenty of natural light and direct access to the private garden. The contemporary kitchen is fitted with a range of sleek units, integrated appliances and ample worktop space.

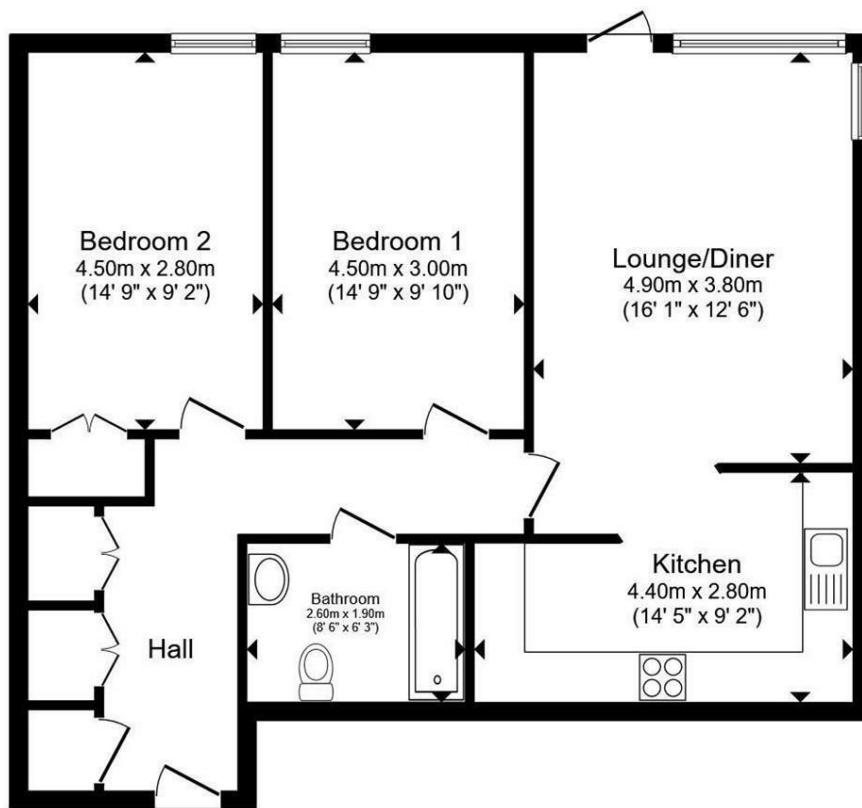
Both bedrooms are well proportioned, with large windows providing plenty of natural light, while the modern bathroom is finished in a clean and neutral style.

A particular feature of the property is the generous private garden, which provides both patio and lawned areas and offers excellent outdoor space that is rarely found with an apartment. The development itself is well maintained, with attractive communal areas and lift access.

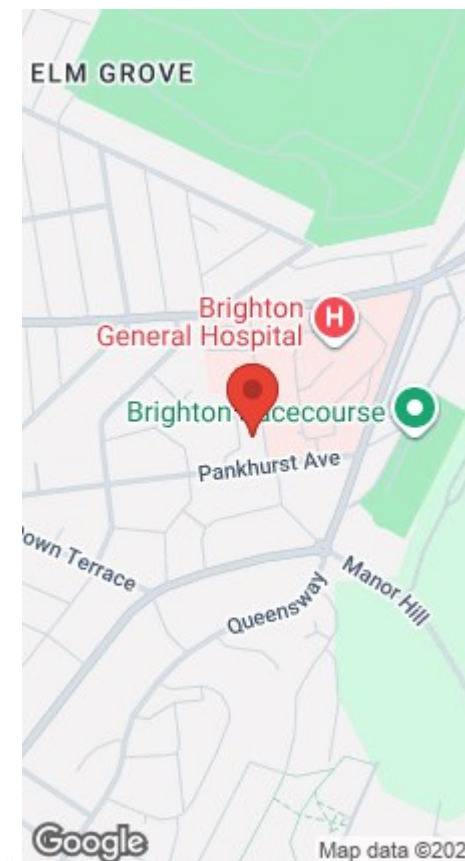
Pankhurst Avenue is situated in a convenient residential location within easy reach of central Brighton, with the city centre and seafront both accessible on foot. Local shops and amenities can be found nearby, while Queens Park and a number of well-regarded schools are also within easy reach. Brighton and London Road stations provide convenient rail connections, with a good choice of bus services serving the surrounding area.

GOLDINLEMCKE

01273 777123
GOLDINLEMCKE.COM



floor plan



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	