



31 Avalon, West Street

Brighton BN1 2RP

Guide Price £230,000 - £240,000
Leasehold

- ONE DOUBLE BEDROOM PENTHOUSE
- GATED ENTRANCE
- WELL PROPORTIONED ROOM SIZES
- COMMUNAL COURTYARD
- NO ONWARD CHAIN
- CLOSE TO BRIGHTON MAINLINE STATION
- BRIGHTON BEACH VERY CLOSE BY
- ARRAY OF SHOOPING FACILITIES ON YOUR

Whitlock & Heaps are delighted to present to market this well-designed penthouse on the famous West Street. This flat offers a good size double bedroom and well-proportioned room sizes throughout. Nestled to the rear of West Street, you are so close to everything however have the secluded privacy of being higher up and tucked away.

Through the gated entrance you are welcomed by the courtyard with greenery in the middle of the city. The flat is accessible via either lift or up the stairs to the top floor and being the only flat on this side of the building means you maintain a sense of peace and quiet. Through the front door you are welcome into a good size modern flat, perfect for living within the city and enjoying peace.

Bus routes operate locally making public transport throughout the city simple. Brighton mainline train station is also close by making commuting easy. You have a vast selection of all types of shops on your doorstep, including Churchill Square shopping centre. This property is brought to market with no onward chain.

ENTRANCE HALL Intercom system, storage cupboard housing electrics and water heater.

LIVING ROOM Double glazed window with Southerly aspect, breakfast bar, eaves storage, electric radiator.

KITCHEN Incorporating stainless steel bowl sink with mixer tap and drainer. Vinyl work surfaces with cupboards below and eye level above. Fitted appliances include: electric hob, extractor, oven with microwave above, fridge freezer, washing machine and dishwasher.

BEDROOM Wardrobe with automatic lighting, double glazed windows.

SHOWER ROOM Comprising walk in body jet shower with anti-mist screen, heated mirror, heated towel rail, underfloor heating, extractor, wash hand basin, low level w.c.

OUTSIDE Communal courtyard.

OUTGOINGS Lease with an unexpired 105 year term
Service charge: Approximately £2164.66 per year
Ground rent: nil

Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

AVALON, WEST STREET

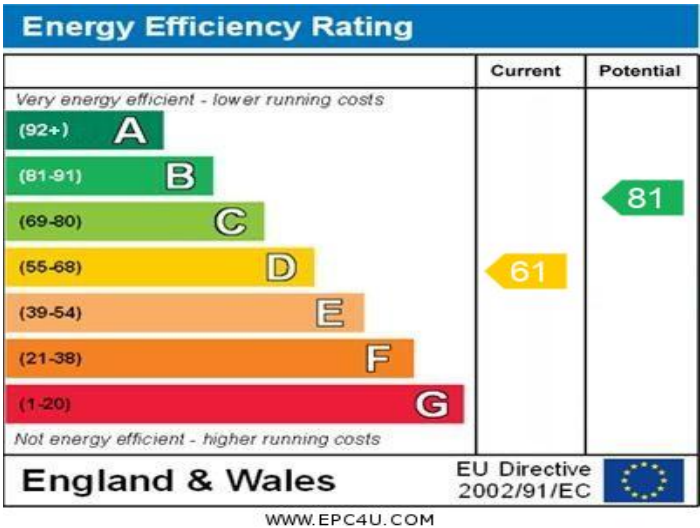
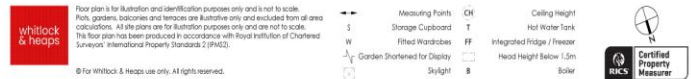
BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
57 sq m / 613 sq ft

INCLUDING LIMITED USE AREA OF
5.3 sq m / 57 sq ft



Fourth Floor



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Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.