Flat 6, 6 D'aubigny Road, Brighton, East Sussex, BN2 3FT

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O.I.R.O £150,000 - Leasehold

- First floor flat
- One bedroom
- Open plan living room/kitchen
- New lease to be granted upon completion
- No onward chain
- Communal gardens
- Desirable Roundhill location
- Separate bathroom
- Well presented throughout
- Internal inspection recommended

Set in the desirable Roundhill area of Brighton, this charming first-floor flat on D'Aubigny Road offers a perfect blend of comfort and convenience. Spanning an efficient 258 square feet, this one-bedroom flat is ideal for individuals or couples seeking a cosy retreat in a vibrant city.

Upon entering, you will find a well-proportioned reception room that serves as a welcoming space for relaxation or entertaining guests. The flat is in good condition, ensuring that you can move in with ease and enjoy your new home from day one. The bedroom is thoughtfully designed to provide a peaceful sanctuary, while the bathroom is functional and well-maintained.

One of the standout features of this property is the new lease that will be granted upon completion, providing you with peace of mind and security for years to come. Additionally, the absence of an onward chain simplifies the buying process, making it an attractive option for those looking to settle in quickly.

The Roundhill location is highly sought after, known for its friendly community and proximity to local amenities, parks, and transport links. This flat presents an excellent opportunity for first-time buyers or investors looking to capitalise on the vibrant Brighton property market.

In summary, this one-bedroom first-floor flat on D'Aubigny Road is a delightful find, offering a comfortable living space in a prime location, with the added benefits of a new lease and no onward chain. Do not miss the chance to make this lovely flat your new home.

The Roundhill area has many benefits being within walking distance of the city centre and all its amenities. All travel networks are also within easy reach. In years gone by in place of Roundhill was Tower Mill, otherwise known as Round Hill Mill or Cuttress's Mill. This was one of the largest windmills in the country and was dismantled in 1913 with 50,000 of its bricks used in the construction of the first houses built in the Roundhill area.

Communal Entrance

Stairs rising to all Floors

Entrance

Entrance Hallway

Living/Dining Room
14'3 x 11'10

Bedroom
8'6 x 7'6

Bathroom
5'7 x 4'3

OUTSIDE

Communal Gardens

Property Information
59 years remaining on lease - New lease being granted upon completion
Service Charge - £753.99 per half year
Ground rent- £100 per annum
Council Tax Band A: £1,719.63 2025/2026
Utilities: Mains Electric. Mains Gas, Mains water and sewerage
Parking: Restricted on street parking - Parking Zone J
Broadband: Standard 8 Mbps, Superfast 80 Mbps. Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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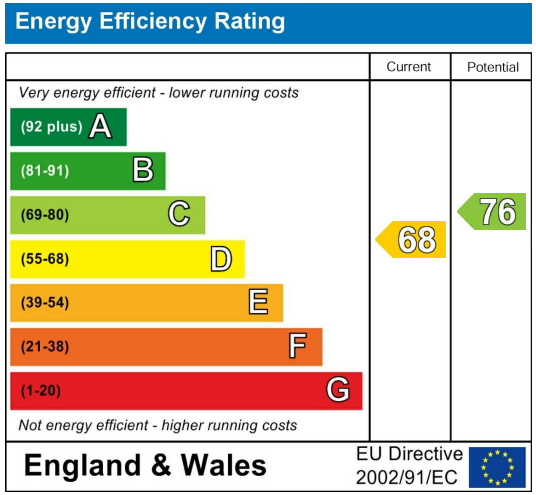
Council:- BHCC
Council Tax Band:- A



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

D'Aubingny Road

First Floor Flat
Approximate Floor Area
257.90 sq ft
(23.96 sq m)

Approximate Gross Internal Area = 23.96 sq m / 257.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.