3 Powis Square, Brighton, East Sussex, BN1 3HH

Spencer
&Leigh

3 Powis Square,
Brighton, East Sussex, BN1 3HH

Guide Price £325,000 - Leasehold - Share of Freehold

- Spacious ground floor apartment in an attractive period building
- Private rear garden
- Share of freehold with low outgoings- New lease to be granted upon completion
- No onward chain
- 18' Living room with bay window
- Spacious 20' Kitchen/breakfast room
- Modern shower room
- Sash windows & period features
- Popular central location
- Viewing recommended

GUIDE PRICE £325,000 - £350,000

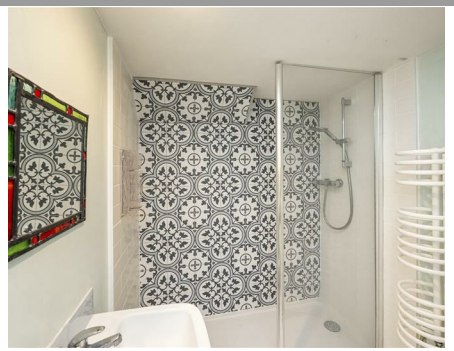
Located in the heart of Brighton, this charming ground floor flat on Powis Square offers a delightful blend of period features and modern living. Spanning an impressive 649 square feet, the apartment boasts a spacious living room, complete with a lovely bay window that invites an abundance of natural light, creating a warm and welcoming atmosphere.

The property features a generously sized 20' kitchen/breakfast room, perfect for culinary enthusiasts and ideal for entertaining guests. The well-appointed shower room adds to the convenience of this home, making it suitable for both individuals and couples alike.

One of the standout features of this flat is the private rear garden, providing a tranquil outdoor space to relax and unwind. Additionally, the property comes with a share of the freehold and low outgoings, making it an attractive option for those looking for a sound investment.

Situated in a popular central location, residents will enjoy easy access to Brighton's vibrant amenities, including shops, cafes, and the beautiful seafront. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or seeking a charming retreat in a bustling city, this spacious apartment is not to be missed.

Powis Square is a highly desirable location and affords all the benefits associated with the area along with travel networks in and out of the city including Brighton mainline railway station are all within easy reach as are the open green spaces of St Ann's Well Gardens.



Communal Entrance

Entrance

Entrance Hallway

Living Room
18'8 x 13'5

Kitchen
20'4 x 13'5

Bedroom
12'9 x 8'2

Shower Room/WC

OUTSIDE

Rear Garden

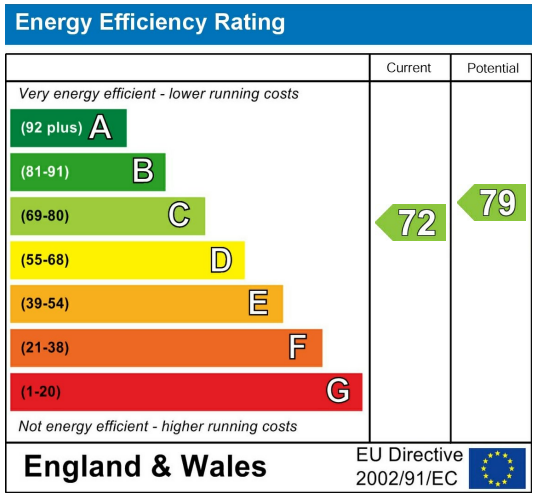
Property Information
84 years remaining on the lease- New lease of 999 years being granted upon completion
Service Charge - £960 p/a
Conservation Area - Clifton Hill (CA)
Listed Building - Grade II
Council Tax Band B: £2,006.23 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Restricted on street parking - Zone Y
Broadband: Standard 7 Mbps, Superfast 80 Mbps and Ultrafast 1000 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.

t: 01273 565566

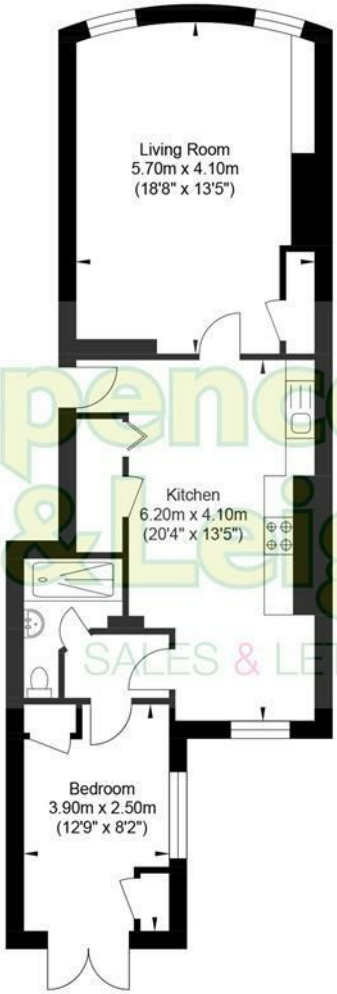
w: www.spencerandleigh.co.uk

Council:- BHCC
Council Tax Band:- B



Spencer & Leigh

Powis Square



Spencer & Leigh
SALES & LETTINGS

N

Ground Floor
Approximate Floor Area
648.63 sq ft
(60.26 sq m)

Approximate Gross Internal Area = 60.26 sq m / 648.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.