



Asking Price
£240,000
 Leasehold

Havelock Road, Brighton

- ONE BEDROOM GROUND FLOOR FLAT
- NO CHAIN
- PRESTON PARK & PRESTON PARK STATION IN CLOSE PROXIMITY
- WEST FACING BALCONY
- POPULAR GOLDEN TRIANGLE LOCATION

Situated in the highly sought-after Golden Triangle area of Brighton, this well-proportioned DUAL ASPECT ONE BEDROOM GROUND FLOOR PERIOD APARTMENT enjoys a WEST FACING BALCONY. SOLD WITH NO ONWARD CHAIN. Part of an attractive early 20th-century building, the property is instantly appealing with its brilliant white frontage and charming bay windows. Inside, the high ceilings and large windows fill the generously sized rooms with natural light, enhancing the sense of space. To the front of the property, the spacious lounge features a beautiful bay window, decorative corning, and a charming fireplace. The property further benefits from a separate kitchen, a good sized double bedroom with direct access to the west-facing balcony, and a shower room fitted with a white suite. Havelock Road is within the incredibly popular Golden Triangle, in demand from locals as well as those currently living outside of the area. The green spaces of Blikers Park to the top and Preston Park to the bottom gives plenty of options for family entertaining.

Fiveways offers local independent shops and cafes and access in and out of Brighton is easy via London Road/Preston Park stations and the A23/A27. Preston Park mainline railway station, with its links to London and Gatwick airport, Brighton city centre and the seaford are also easily accessible.

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Accommodation

Entrance Hall

Living Room 13'10" x 12'6" (4.22 x 3.83)

Kitchen 9'3" x 6'7" (2.83 x 2.03)

Bedroom 11'5" x 8'9" (3.49 x 2.69)

Bathroom

Balcony

Agents Notes

Tenure: Leasehold

Unexpired term on lease - 91 years

Ground Rent – £200 pa

Service Charge - £1,488 pa

Reserve Fund – £200 pa

EPC Rating: D

Council Tax Band: A

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Havelock Road, Brighton, BN1

Approximate Area = 448 sq ft / 41.6 sq m
For identification only - Not to scale



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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.