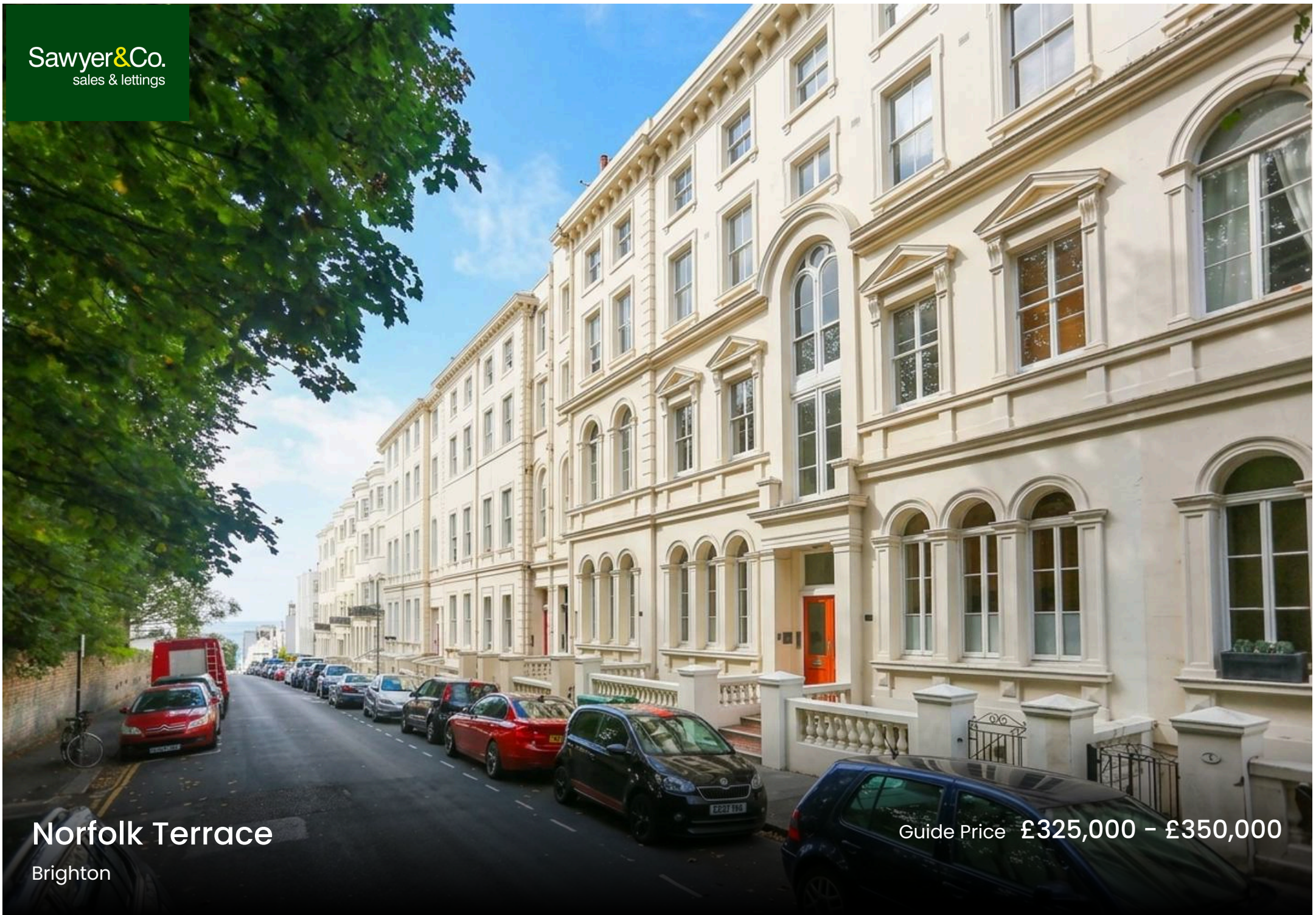


Norfolk Terrace

Brighton

Guide Price £325,000 – £350,000





Norfolk Terrace, Brighton

Well-positioned on a tree-lined road in the heart of the city, close to the amenities of Brighton, Hove and the seafront, a FIRST FLOOR ONE BEDROOM APARTMENT in a GRADE II LISTED PERIOD BUILDING. Sold with SHARE OF FREEHOLD and NO ONWARD CHAIN.

Situated on the first floor of an attractive Regency-style terraced townhouse within the Montpelier & Clifton Hill Conservation Area, this well-presented apartment is ideally placed for city centre living.

The generous reception room is a particular feature, with high ceilings, large windows and decorative cornicing creating a wonderful sense of space. Above the reception room, a mezzanine provides valuable additional space and is currently used as a home office and studio, but could equally accommodate an additional bed for occasional guests. Further storage has been cleverly incorporated beneath the stairs.

A separate fitted kitchen sits to the rear, alongside a bathroom with a white suite. The spacious double bedroom continues the period character, with a high ceiling, large sash window and built-in storage.

The Local Area

Located in the very heart of Brighton, the bustling and vibrant seafront, shops, bars and restaurants are all on your doorstep.





When it comes to shopping, there's no shortage of choice, with Western Road, North Street, and Churchill Square Mall all offering a wide variety of high street stores, while Brighton's famous Lanes and North Laine provide small, independent shops.

For green open spaces, St Ann's Well Gardens is around the corner, featuring a sensory garden, cafe, tennis courts and children's playgrounds.

There is plenty of public transport within easy reach of the property. Brighton train station is a 15-minute walk away, providing direct services to Gatwick and London, while plenty of regular bus services provide access to all parts of the city and beyond.

Further Information

Norfolk Terrace is located in Permit Zone Z and Council Tax Band B, which is currently charged at £2,006.23 for 2026/27. EPC Rating - E

Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

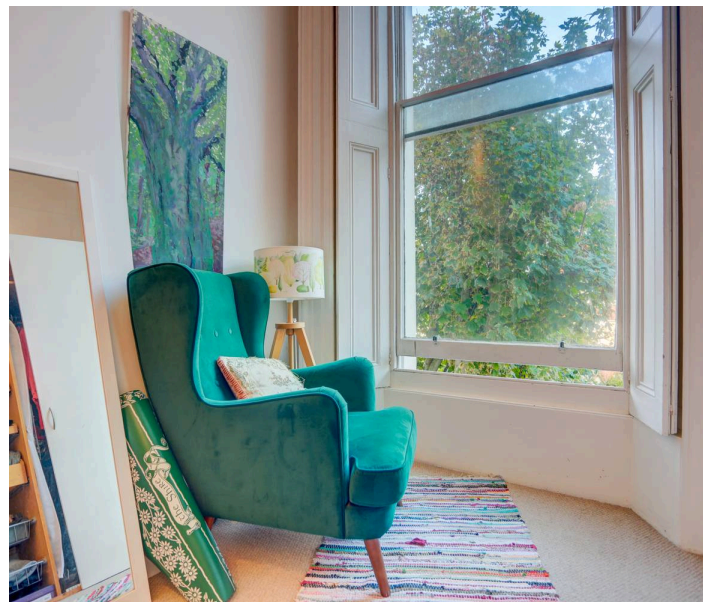
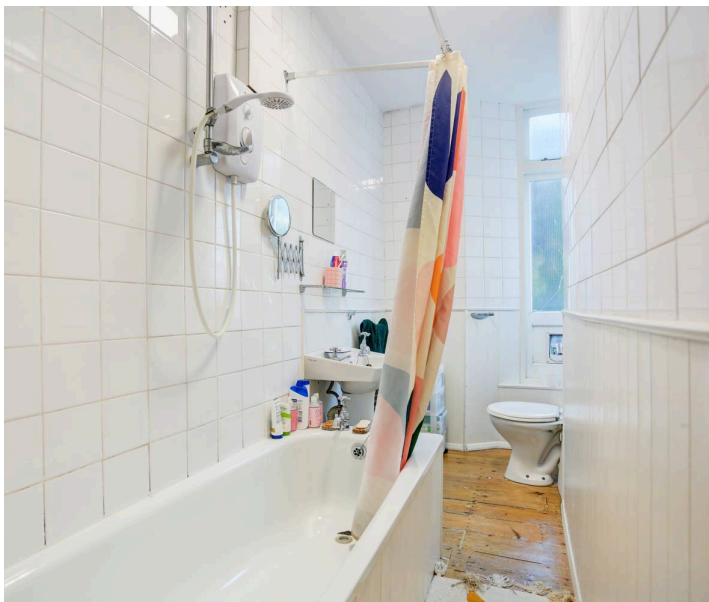
Tenure: Share of Freehold

Unexpired term on lease - 987 years

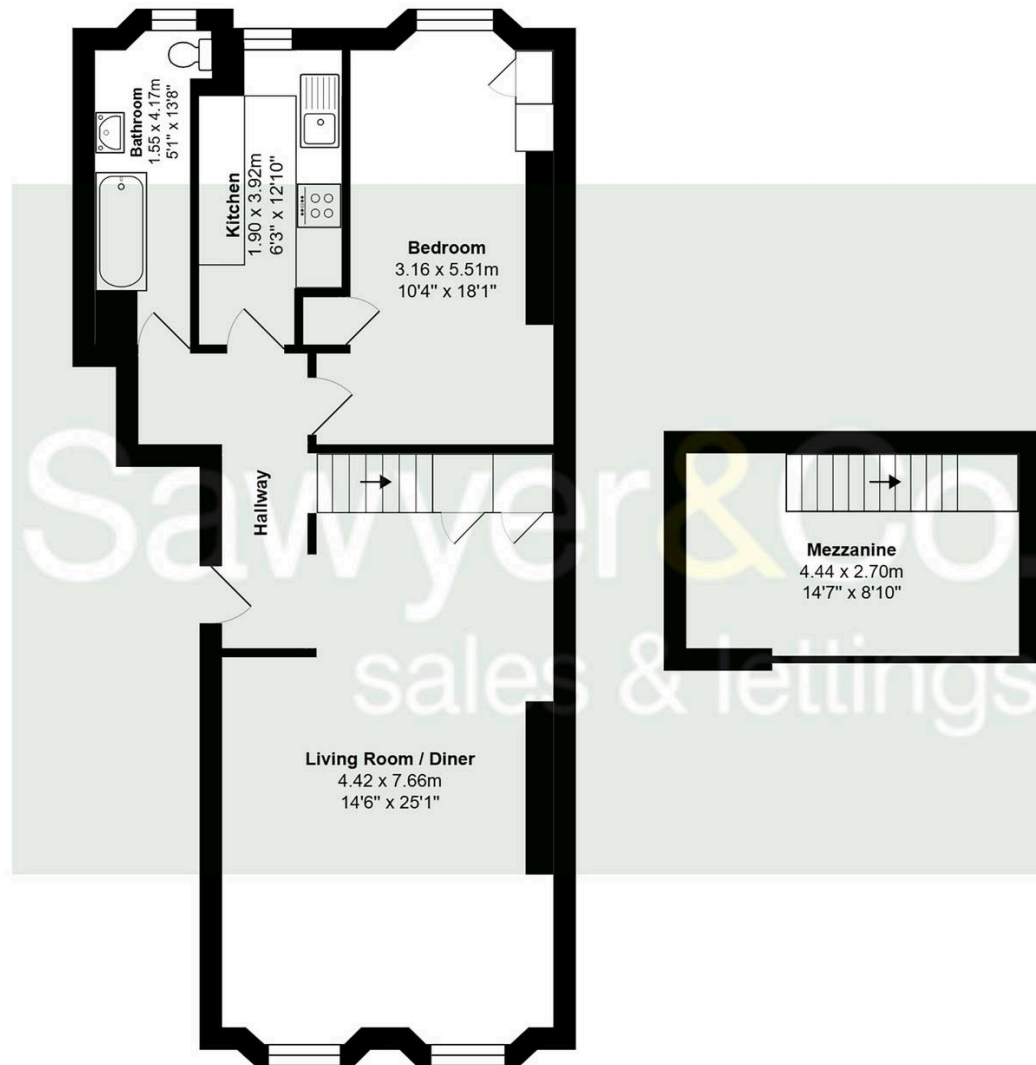
Service Charge - £2191.60pa

Reserve Fund - £450pa

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 78.8 m² ... 848 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co– Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.