



Lower Ground Floor Flat Powis Road, Brighton BN1 3HJ

A fabulous one bedroom apartment with a private Westerly aspect garden.

welcome to

Lower Ground Floor Flat Powis Road, Brighton

A spacious lower ground floor apartment with own private Westerly aspect garden, in the extremely popular Clifton and Montpelier Conservation area. The property further benefits from being sold with a long lease, no onward chain and excellent decorative order throughout. This newly decorated, refurbished, funky, homely apartment in the quiet, favoured Powis area of Brighton close to the Seven Dials, Park, beach and station. Powis Road is a quiet, yet central road, in the Clifton Hill Conservation area, within walking distance of Brighton's mainline Station, Seven Dials and Churchill Square shopping area. It is a stones throw away from Brighton & Hove beach and local parks.





Total floor area 56.8 m² (611 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

The seven dials has lots of local restaurants, bars and coffee shops. St Anne's Wells Gardens is five minute walk away, a beautiful park with a cafe great if you have a dog.

The property is very bright and clean, fully damp roofed with a sizable suntrap garden. Perfect if you have a cat, dog, goldfish or budgerigar.

welcome to

Lower Ground Floor Flat Powis Road, Brighton

- One bedroom apartment
- Large private garden
- Own street entrance
- Close to Brighton station
- Central location
- Quiet central location
- No onward chain

Tenure: Leasehold EPC Rating: C Council Tax Band: B Service Charge: 1200.00 Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Aug 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF114481



Property Ref:
BHF114481 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01273 777000



westernrd@fox-and-sons.co.uk



117-118 Western Road, BRIGHTON, East
Sussex, BN1 2AD



fox-and-sons.co.uk