



Flat 5 Calmvale House 38 Florence Road

Brighton, BN1 6DJ

Offers Over £275,000



Flat 5 Calmvale House 38 Florence Road

Located within the well regarded Calmvale House on the tree-lined Florence Road in the popular Preston Park area of Brighton, this spacious first floor apartment presents an excellent opportunity for buyers seeking a property with scope to modernise and add value. Ideally positioned for convenient access to Brighton city centre, the seafront and promenade via nearby bus routes, the property is also well placed for a wide range of highly regarded schools catering for all age groups.



- Two Double Bedroom Purpose-Built Flat
- Spacious Bay Fronted Lounge / Dining Room
- Kitchen
- Bathroom / WC
- Double Glazed Windows and Night Storage Heating
- Allocated Car Parking Space
- No Chain. Sole Agents
- EPC Rating
- Council Tax Band B
- 138 Year Unexpired Lease Term

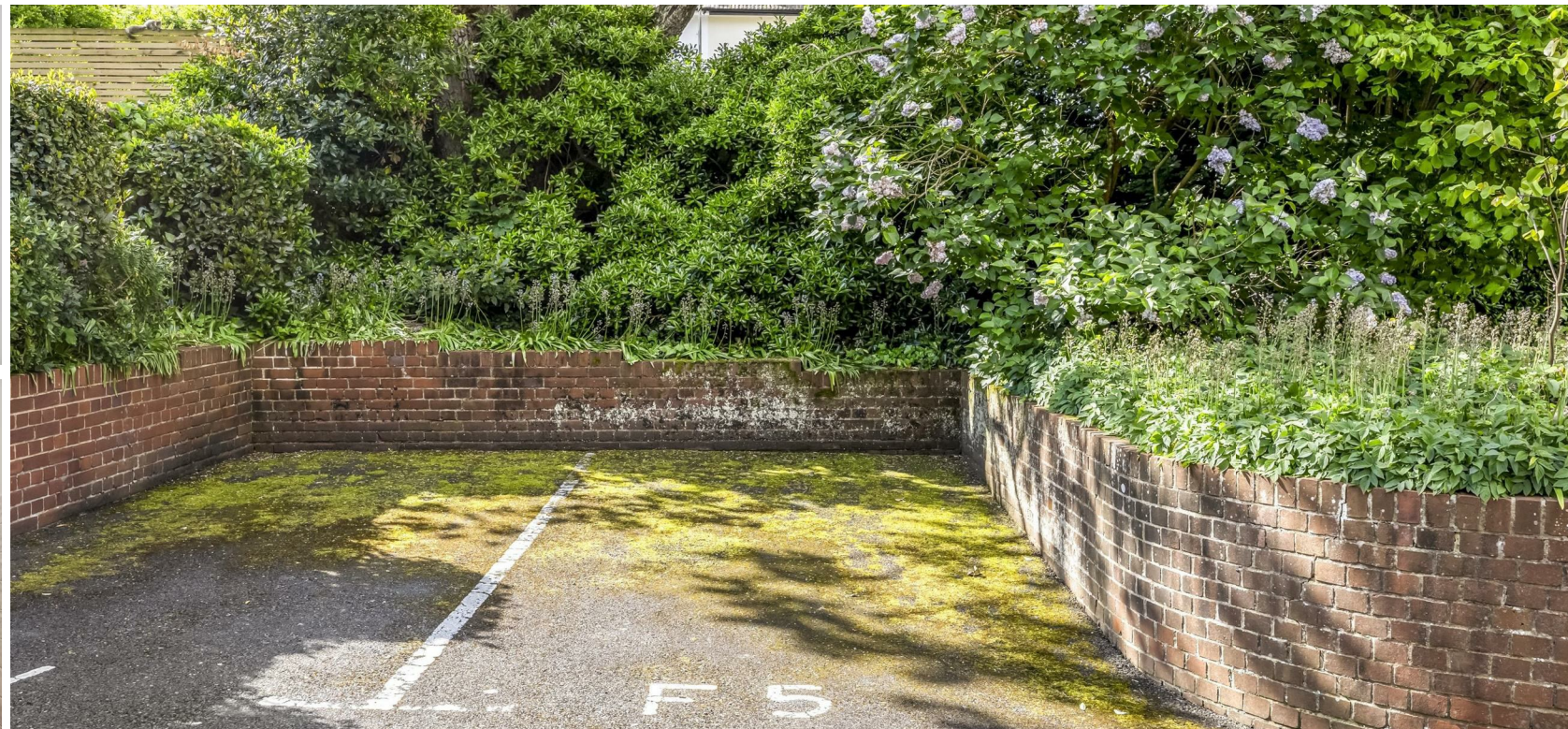




Accessed via a secure entry phone system, communal stairs lead to the first floor where the apartment opens into a generous entrance hall complete with fitted storage and airing cupboard. To the front of the property are two spacious double bedrooms together with an impressive bay fronted lounge / dining room, offering a bright and versatile living space ideal for both relaxing and entertaining.

The kitchen is fitted with a range of storage units and provides space for a cooker, fridge / freezer and washing machine, offering excellent potential for refurbishment and redesign. A bathroom fitted with a three-piece suite completes the accommodation, while further benefits include electric heating throughout and an allocated parking space to the rear of the building.

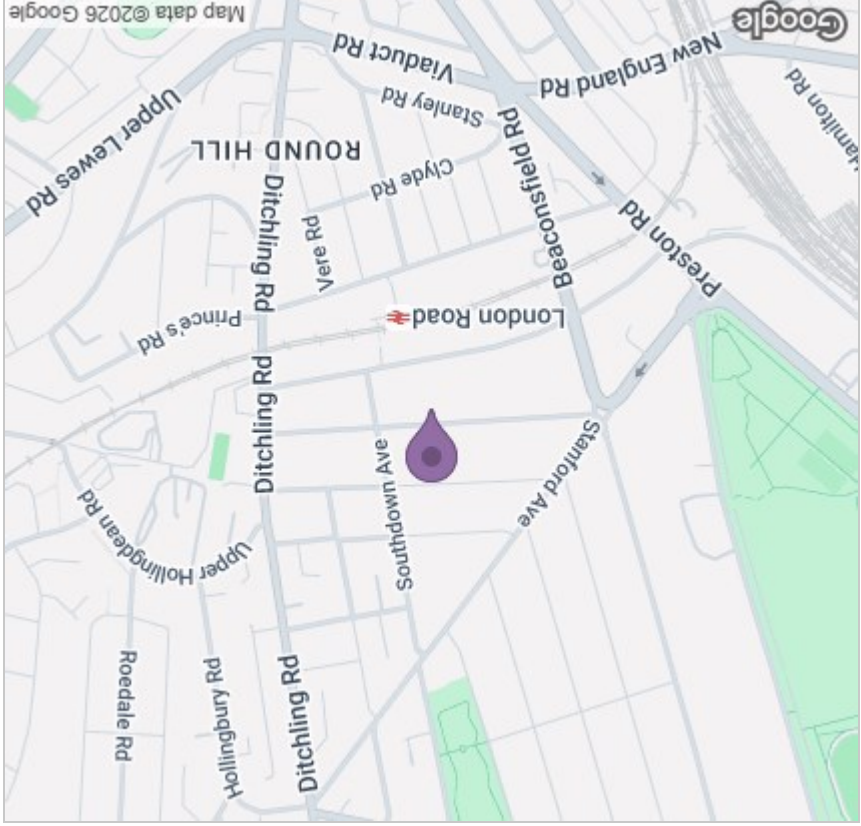
Offered for sale with vacant possession and no onward chain, this appealing apartment combines generous proportions, excellent potential and a highly desirable location, making it an ideal purchase for first-time buyers, investors or those looking to create a home tailored to their own style and specification.



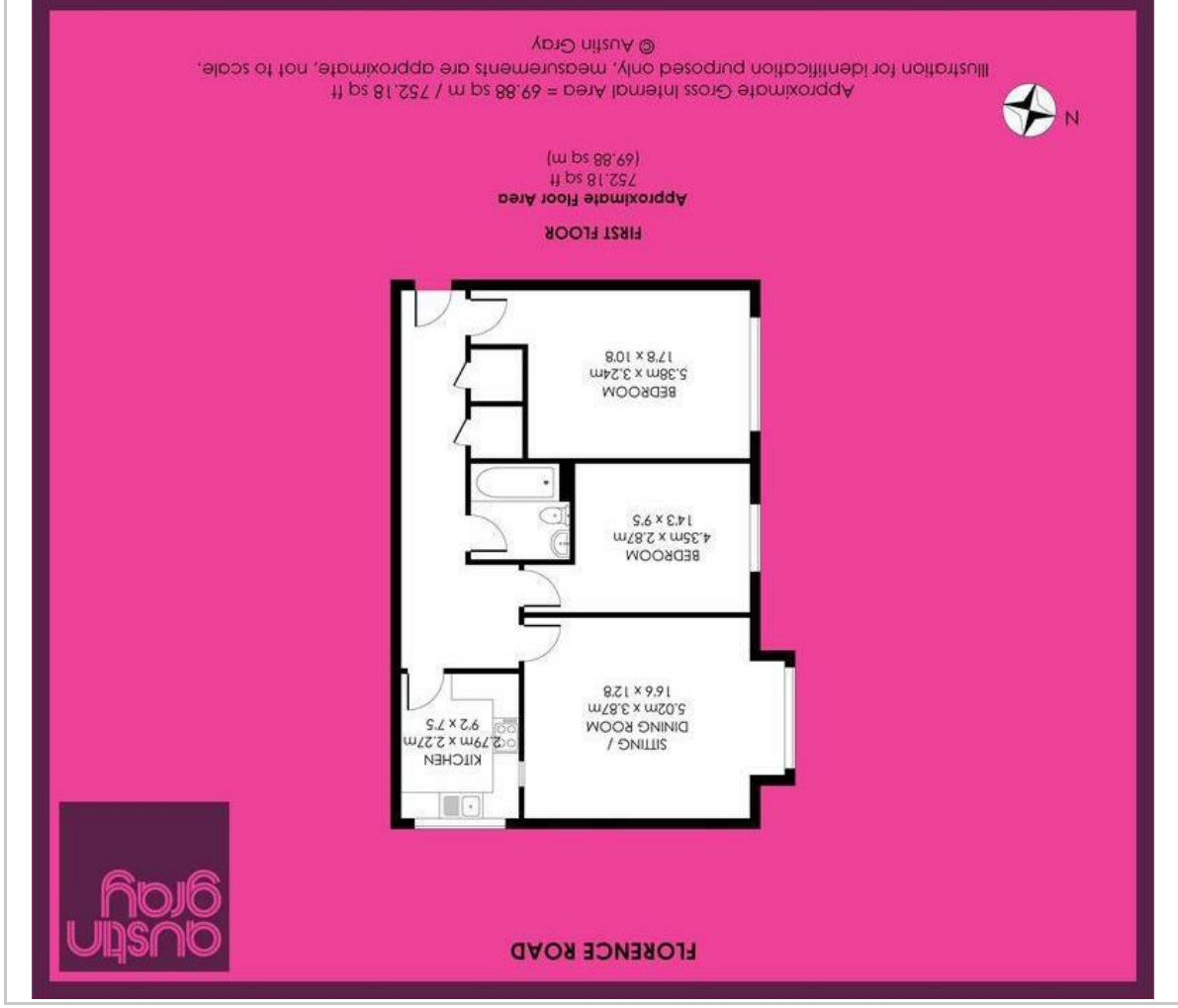
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Energy Efficiency Rating	
Current	Potential
84	86
Not energy efficient - lower running costs A (1-10) B (11-15) C (16-20) D (21-25) E (26-30) F (31-35) G (36-50)	
Not energy efficient - higher running costs G (51-60)	
EU Directive 2002/91/EC England & Wales	

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Illustration for identification purposes only, measurements are approximate, not to scale.
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