



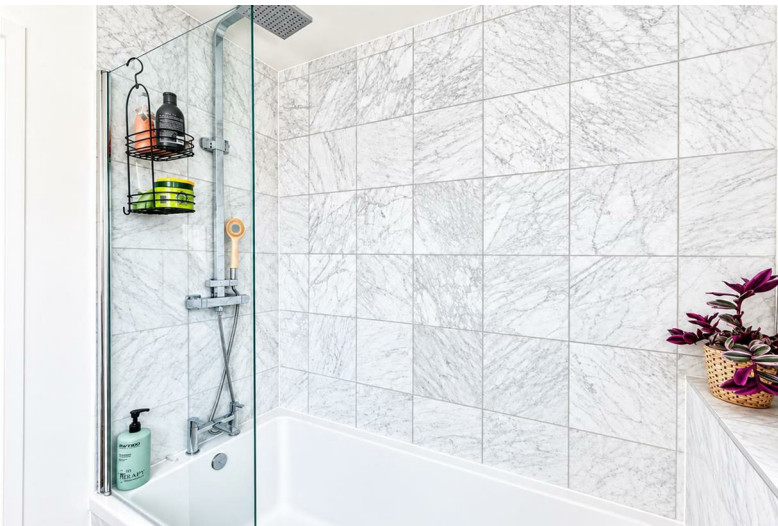
1 Loyal Parade

, Brighton, BN1 5GG

Asking price £325,000



1 Loyal Parade



Description

An immaculately presented and exceptionally spacious two-bedroom first-floor apartment with a garage, ideally situated within the highly sought-after residential area of Westdene, Brighton.

Finished to a high standard throughout and presented in excellent decorative order, this impressive apartment offers generously proportioned and versatile accommodation extending to approximately 1,000 sq ft, making it an ideal purchase for couples, families or buy-to-let investors.

Upon entering the property, a spacious central hallway provides access to all principal rooms. The bright and generously proportioned lounge/dining room benefits from a large window, allowing an abundance of natural light to flood the room and creating a superb space for both relaxing and entertaining.

The contemporary kitchen/breakfast room has been thoughtfully refitted and features a stylish range of sleek wall and base units, complemented by modern tiling, an extractor hood and recessed downlighting. The generous proportions create a highly practical and inviting space for everyday dining and

- Garage
- Approximately 1,000 sq ft
- Contemporary Fitted Kitchen/Breakfast Room
- Spacious Two-Bedroom First-Floor Apartment
- Immaculately Presented
- Modern Bathroom





Avard
ESTATE AGENTS

Please contact our Avarð Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	72	75
England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		

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