



Calmvale House, Florence Road, Brighton, BN1 6DJ

Guide Price £300,000- £325,000

Calmvale House, Florence Road, Brighton, BN1 6DJ

A spacious 754 sqft, two-double-bedroom top floor apartment in Calmvale House, Brighton. Featuring a southerly aspect, allocated parking, and no onward chain, it is ideally located near London Road Station and Preston Park.

A well-presented, two-double-bedroom top floor apartment, situated within a low-rise purpose-built block at Calmvale House, in Florence Road, Brighton. Offered for sale with no onward chain, this property is perfect for those seeking a smooth and swift transaction.

Upon entering, you are greeted by a welcoming hallway that leads to all principal rooms. The heart of this home is undoubtedly the bright and airy living/dining room, which benefits from a charming bay window and a desirable southerly aspect, ensuring an abundance of natural light throughout the day. This generous reception space provides ample room for both relaxation and entertaining, making it a versatile area for modern living.

The fitted kitchen is both practical and well-appointed, featuring a convenient serving hatch that connects seamlessly to the living/dining room. This thoughtful design enhances social interaction while preparing meals and offers ease when serving. The kitchen is equipped with a range of units and provides space for essential appliances.

Both bedrooms are generously proportioned double rooms, each enjoying a southerly aspect, which contributes to their bright and inviting atmosphere.

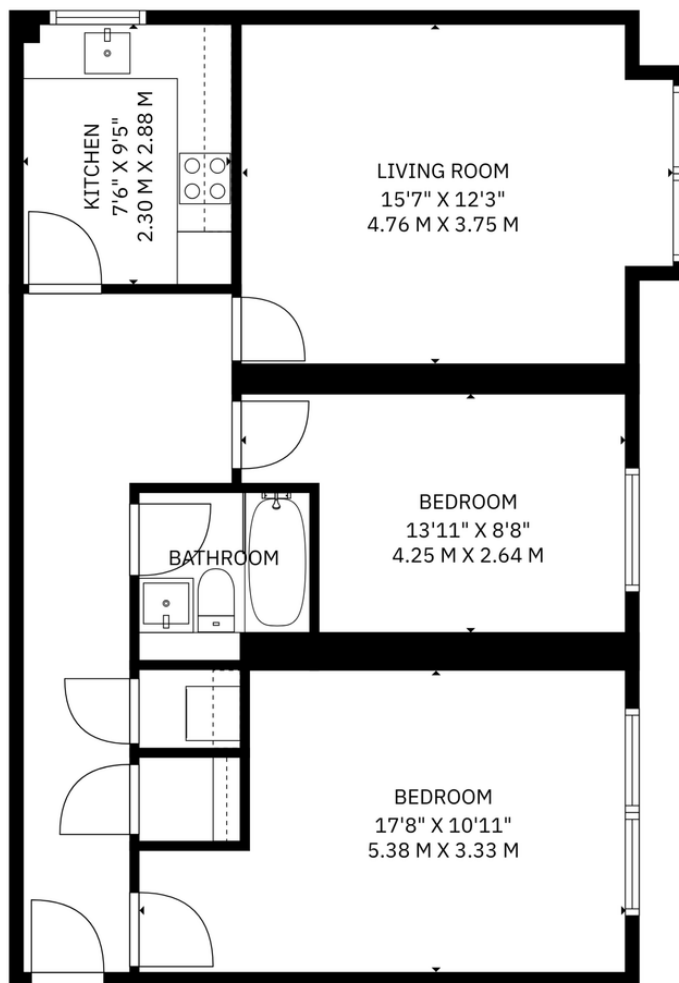
These rooms offer comfortable retreats, suitable for residents or guests, and provide flexibility for various furnishing arrangements. The apartment is further complemented by a well-maintained bathroom.

Comfort is assured year-round with slimline electric radiators, and the property benefits from UPVC double-glazed windows throughout, contributing to energy efficiency and a peaceful internal environment. A significant advantage of this apartment is the inclusion of an allocated parking space, a highly sought-after feature in Brighton.

Boasting a total internal area of 754 square feet, this apartment offers substantial living space. Its location is particularly appealing, providing excellent access to London Road Station and the beautiful green expanse of Preston Park, making it ideal for commuters and those who enjoy outdoor leisure activities. The vibrant amenities of Brighton city centre are also within easy reach.

This property represents a fantastic chance to acquire a spacious apartment in a desirable Brighton location, complete with essential features and the added benefit of no onward chain.





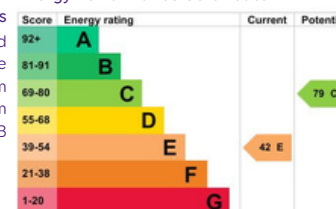
Total Area: 71 sq.m (763 sq.ft)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement.

Agents Notes

Tenure Leasehold
Approx 99 Years Remaining On The Lease
Service Charge Approx £1,343 Per Annum
Ground Rent Approx £250 Per Annum
Council Tax Band B

Energy Performance Certificate



Oakley

Your Sussex Property Expert

Brighton & Hove Office

01273 688 881

30-31 Foundry Street, Brighton BN1 4AT

www.oakleyproperty.com

sales@oakleyproperty.com

We also have offices in:

Shoreham by Sea

Lewes Town & Country



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

