

43B Havelock Road

Brighton, BN1 6GL

Offers in excess of £300,000

Situated in the sought-after 'Golden Triangle' district of Brighton, this superbly presented one bedroom apartment offers a stylish interior and a fantastic south-westerly aspect patio garden.

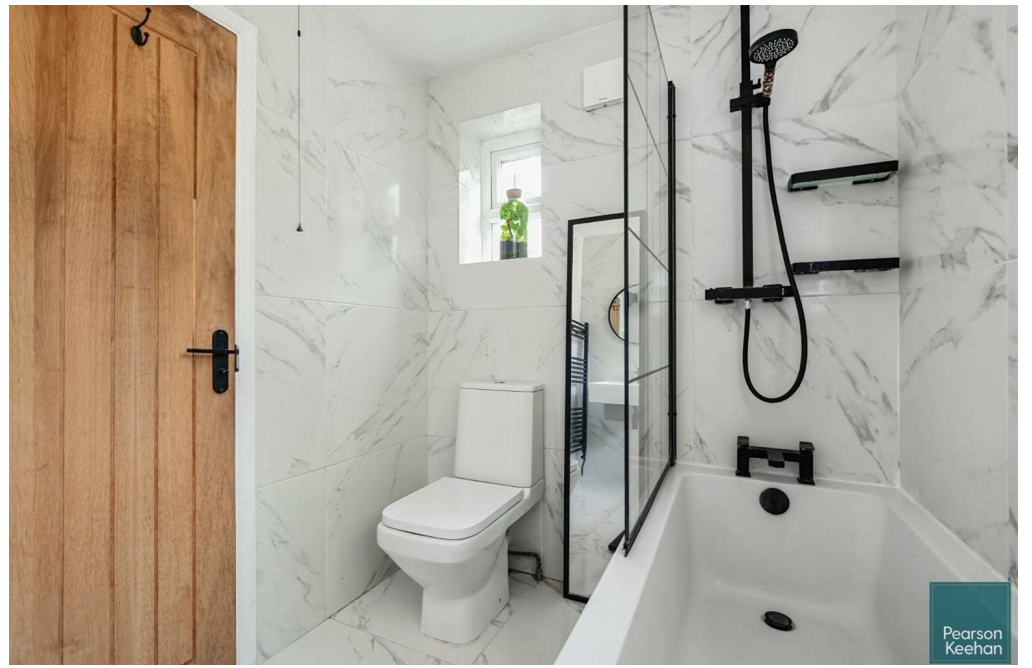
Set within a Victorian building, the property benefits from its own street entrance and a well-appointed layout. Stepping inside, there is a bright bay-fronted living room to the front, centrally located is the elegantly designed bedroom and to the rear is the contemporary bathroom and kitchen with breakfast bar, with the latter providing access out to the garden.

The delightful patio garden is of the favoured south-westerly aspect and offers a lovely space to enjoy the sunshine and some outside dining/entertaining.

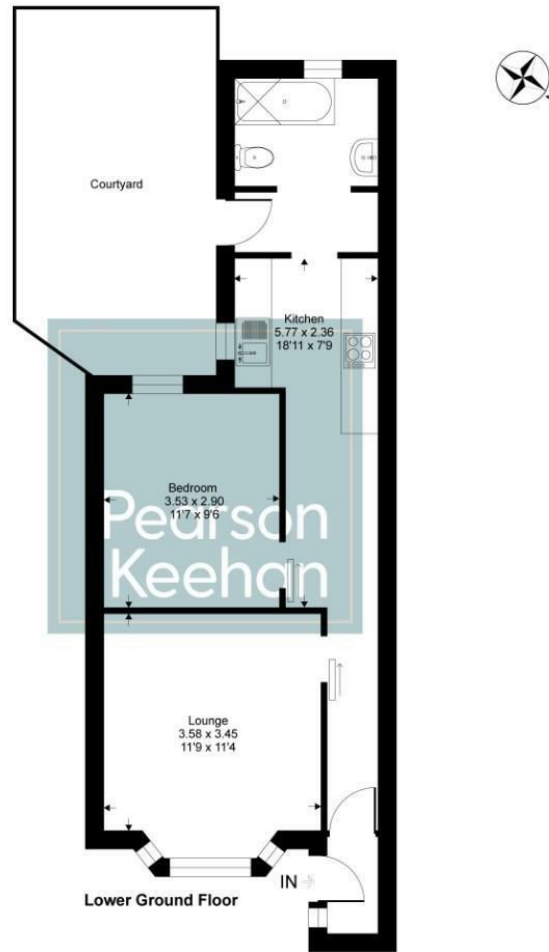
In terms of location, Havelock Road is conveniently positioned close to numerous amenities including a vast array of trendy coffee shops, independent stores and gastro pubs. London Road, Preston Park & Brighton Railway Stations are all within close proximity as well as several bus links.

The property is being sold with the added benefit of having a share in the freehold and newly installed boiler.

Council Tax Band: A
Annual Service Charge: Ad-Hoc



Havelock Road, BN1
Approximate Gross Internal Area = 47 sq m / 504 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of floors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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