

Contact us for virtual walk through viewing

A unique, spacious and beautifully presented first floor, south facing studio flat with a balcony forming part of a Grade II Regency residence overlooking Powis Square.

Powis Square lies adjacent to Powis Road forming part of the popular Montpelier and Clifton Hill conservation area and is within short walking distance of Brighton mainline station which is located in nearby Queens Road providing north-bound commuter links with London/the city. The bustling city centre of Brighton with the comprehensive shopping mall and cosmopolitan North Laine district are all within easy reach, as is the seafront and promenade.

Brought to the market in excellent order throughout having been well maintained in recent years by the current owner, this south facing studio apartment boasts many benefits some of which include a spacious studio room with a mezzanine level currently used as a sleeping area and three full height sash windows with one providing access out to the balustraded balcony overlooking Powis Square below. Furthermore, there is a separate, modern fitted kitchen with an integrated oven, hob and extractor hood, fridge and a modern wet room. The property is offered for sale with a long lease of approximately 980 years with a share of the freehold and no onward chain.

Telephone entry phone allows access through a well-maintained communal hallway with stairs rising to the first floor landing. The front door opens into an

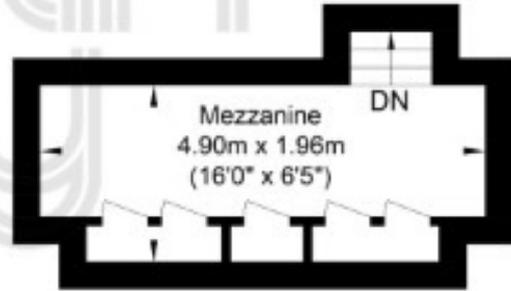
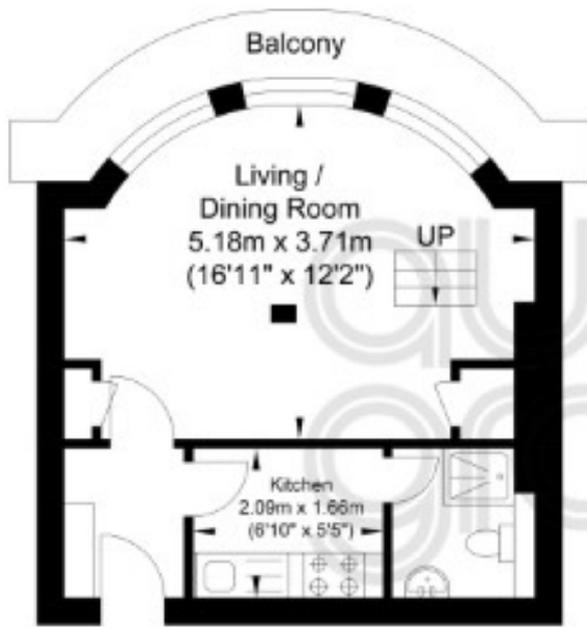
entrance vestibule with a meters cupboard and there is plumbing and space for a washing machine and fitted shelving.

To the front of the flat is the studio room with three full height sash windows one of which allows access out to the south facing balustraded balcony, fitted blackout blinds, radiator, cupboard housing combination boiler and separate shelves and hanging rail cupboard. Wooden stairs steps rise to a mezzanine level used as a sleeping area with five deep storage cupboards that extend over the kitchen and wet room.

The kitchen has a range of modern units with cupboard and drawer storage, above oak work surfaces with a stainless steel sink, four ring gas hob, electric oven beneath and extractor above, integrated fridge and radiator.

Wet room has a wall hung WC, wash hand basin, fitted medicine cabinet above, fitted shower, extractor fan, tiled walls and floor.

Powis Square



Ground Floor
Approximate Floor Area
279.64 sq ft
(25.98 sq m)

First Floor
Approximate Floor Area
103.65 sq ft
(9.63 sq m)

Approximate Gross Internal Area = 35.61 sq m / 383.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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