

austin gray  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

austin gray



## 8 Vernon Terrace

Brighton, BN1 3JG

Price £325,000

A spacious, top floor, one bedroom apartment in a Grade II listed building opposite the picturesque Montpelier Crescent offered for sale with a share of the freehold and no onward chain.

Vernon Terrace lies in the heart of the popular Seven Dials where a wealth of shops, bars, restaurants, delis, cafe's and other amenities can be found. The bustling City Centre and seafront are easily accessible, as is Brighton mainline station which is located in nearby Queen's Road providing north-bound commuter links with London (direct to London Victoria, London Bridge, Gatwick Airport, St Pancras and London Blackfriars). Schools catering for all ages are well represented throughout the city.

As soon as you enter the flat wide stairs lead up to a fabulous floor to ceiling landing window allowing light to flood through, further stairs rise to the top landing where the bedroom and en-suite wet room are to be found, there is a utility room/WC as well. To the front is a large open plan kitchen/living room with bow fronted windows overlooking the Crescent. The kitchen has integrated appliances which include dishwasher, fridge and freezer, hob and oven and under floor heating.

- Top floor apartment with oblique views towards the sea and over the Crescent
- One bedroom
- En-suite wet room
- Utility room with space and plumbing for washing machine, WC and wash hand basin
- Spacious open plan kitchen/living room
- Share of the freehold
- 954 year lease
- Maintenance £118.58 pcm
- Council tax band B
- NO ONWARD CHAIN

### Viewing

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.



1



1



1

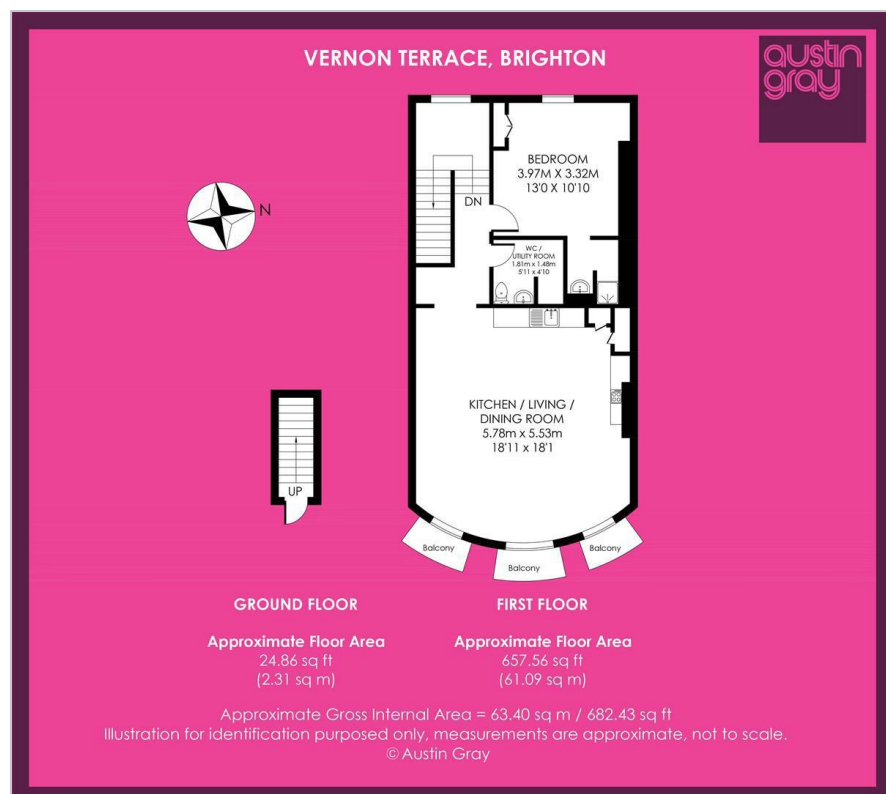


1

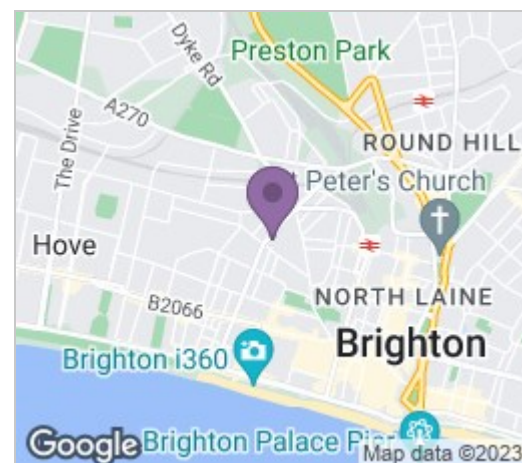


1

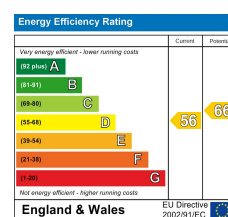
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

austin gray

first floor office 123-125 dyke road, hove, bn3 1tj

Tel: 01273 232232

residential@austingray.co.uk

www.austingray.co.uk

austin gray