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29a Compton Avenue

Brighton, BN1 3PT

£425,000

A well-presented, two bedroom, two bathroom, garden flat measuring 90 sq m/968 sq ft in a sought-after tree lined road in the West Hill conservation area close to the Seven Dials and a short walk to Brighton mainline station, offered for sale with NO ONWARD CHAIN.

Compton Avenue is one of Brighton's most popular tree lined roads and runs between Dyke Road and Buckingham Place in the West Hill Conservation area. An array of shops, delis, bars, cafes and restaurants are close by at the popular Seven Dials and more comprehensive shopping facilities can be found in the main city centre, which is a short walk away. Brighton mainline station is also located very close by providing north-bound commuter links with London/the city.

Steps down to the front door where there are areas of useful storage and opens into extremely spacious accommodation with a bedroom to the front with a walk-in wardrobe and an en-suite shower room/WC, the hallway leads to a large open plan kitchen and living area with French doors leading out to a patio area and on to the lawned garden. The kitchen is fully fitted with integrated appliances and from here a bathroom/WC and further double bedroom are to be found at the rear. The flat has an ideal layout should you wish to have a lodger.

- Spacious accommodation
- Substantial patio and large lawned garden
- 115 years remaining on the lease
- Ground rent £150 pa
- Maintenance £1150 pa
- Council tax band B
- Fabulous location for Brighton Station, city centre and Seven Dials
- CHAIN FREE

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.



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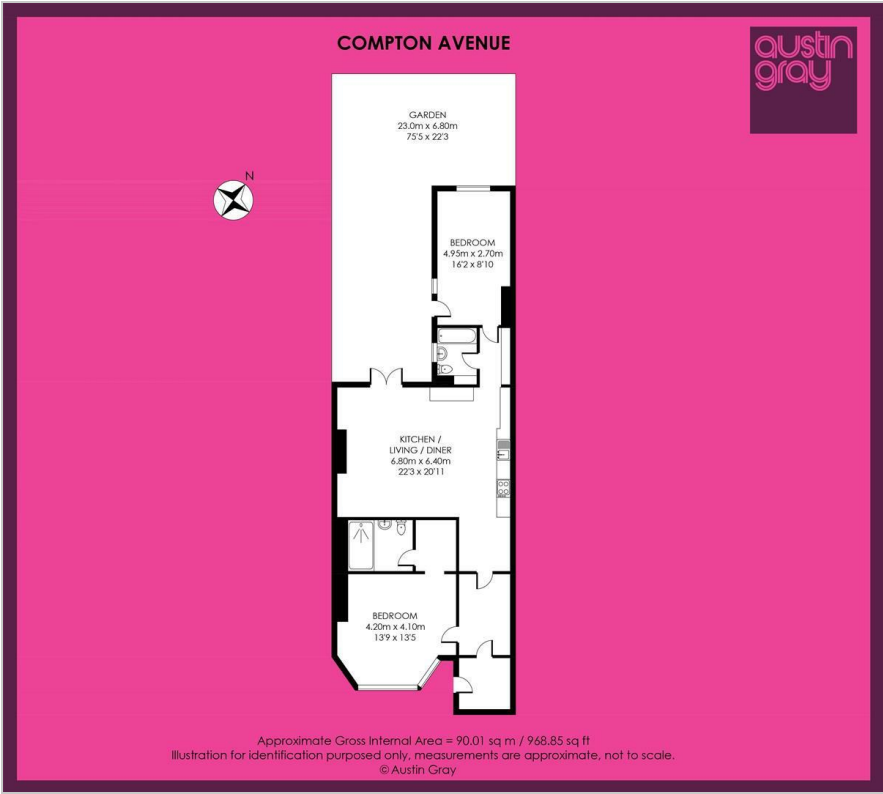


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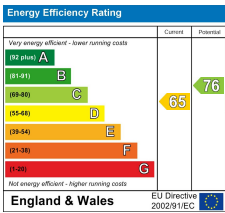
Floor Plan



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.

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