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Mercia House Flat 1, 1 Lansdowne Road Hove, BN3 1DN Offers In The Region Of £230,000

Lower ground floor, one bedroom flat with a separate kitchen and in a very convenient location for the town centre, St Ann's Well Gardens, seafront and a short walk to Brighton Station offered for sale with a long lease and no onward chain.

Mercia House is a detached, red brick, gothic style property to be found adjacent to York Avenue within stone's throw of the city centre with its array of bars, restaurants, shops and amenities. Brighton seafront and promenade are easily accessible as is Brighton mainline station providing northbound commuter links with London/The City.

The front door opens into communal hallway with flat 1's own front door opening into the entrance hall which has two large storage cupboards. The bedroom to the front has a fitted wardrobe and two sash windows to the front and the bathroom/WC is opposite. The large living room has sliding patio doors out to the patio area with a doorway leading through to the kitchen which is fully fitted and equipped and also has a door out to the patio. From the front through a wrought iron gate is a covered path leading through to the patio, a useful place to house bikes etc.

The building has had repairs and maintenance dealt with a few years ago.

- 999 year lease from 2002
- Maintenance £808 pa
- Ground rent is peppercorn
- Council tax band A
- No chain

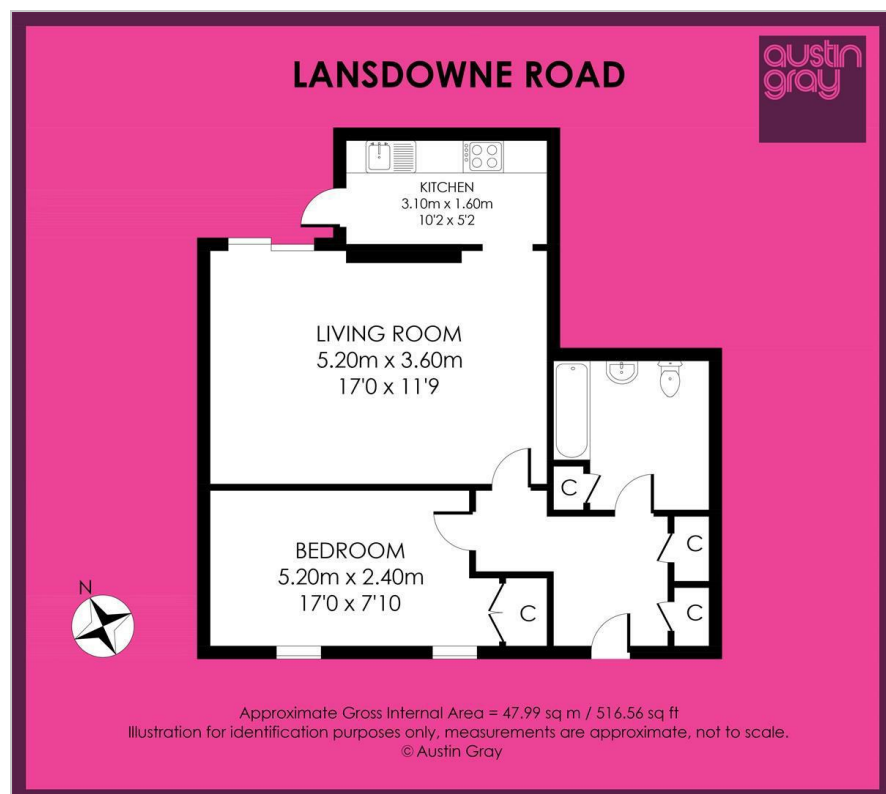
Viewing

Please contact our Austin Gray Residential Office on 01273 232232

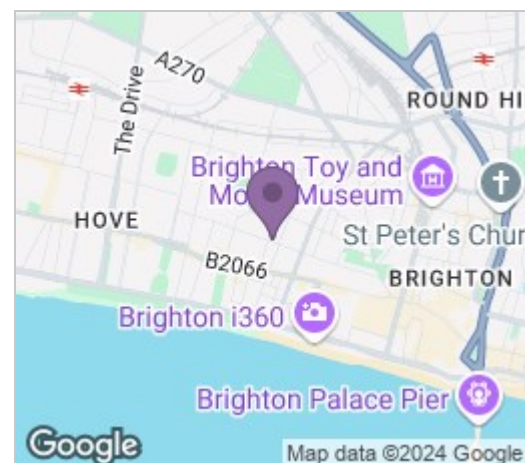
if you wish to arrange a viewing appointment for this property or require further information.



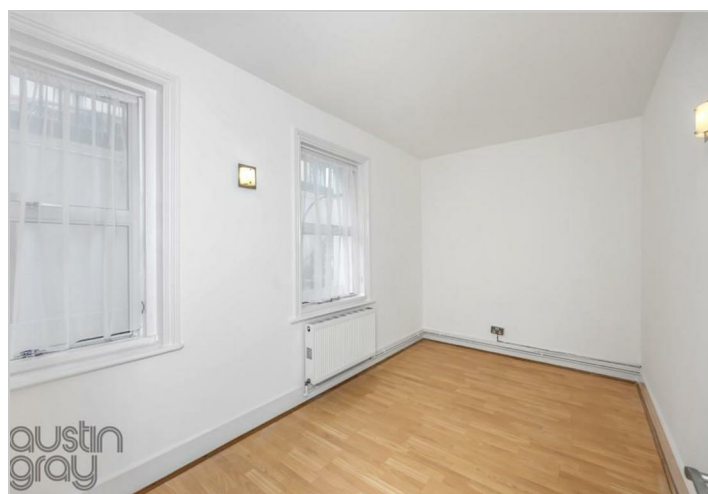
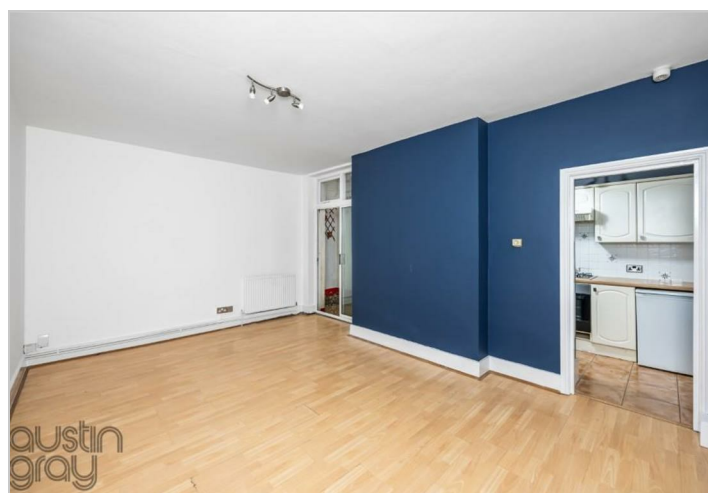
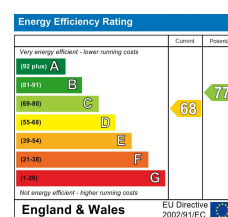
Floor Plan



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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