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## Flat 3, 27 Albert Road

Brighton, BN1 3RN

£500,000

A beautifully presented, first floor, split level, two double bedroom flat in a convenient location for Brighton mainline station, city centre and the amenities at the Seven Dials and offered for sale with its share of the freehold.

Accessed by its own street entrance, the front door opens into the entrance vestibule that has stairs rising to a half landing. At the rear of the flat is a bespoke handmade fitted kitchen with integrated appliances, a sink that sits in front of a south facing sash window, cupboard storage and concealed central heating boiler. Space for fridge / freezer and washing machine. Alongside is a modern white bathroom suite with walls being partially tiled and naturally plastered. Furthermore, there is a cloakroom to the side.

Sitting at the front of the flat is a spacious sitting room with its sash windows, ornate cornicing and moulded ceiling, complimented by a working fireplace set within its marble surround, alongside a fitted workstation. Behind the lounge is the main bedroom that enjoys a southerly aspect with a fireplace set within its marble surround and complemented by bespoke fitted wardrobes to either side.

The second bedroom sits at the front of the flat and has a bespoke Oak and Almond handmade fitted double cabin style bed accessed by a fitted ladder whilst providing a working space and storage beneath.

- Two Double Bedrooms
- Large Bay Fronted Sitting Room
- Bespoke Fitted Kitchen with Appliances
- Modern Bathroom and Cloakroom
- Ornate Ceilings and Mouldings
- Cast Iron Fireplaces and Marble Surrounds
- Share of Freehold
- 984 Year Lease Remaining
- Annual Service Charge Approx. £1500 inc. Ins.
- Council Tax Band D. EPC Rating D

### Viewing

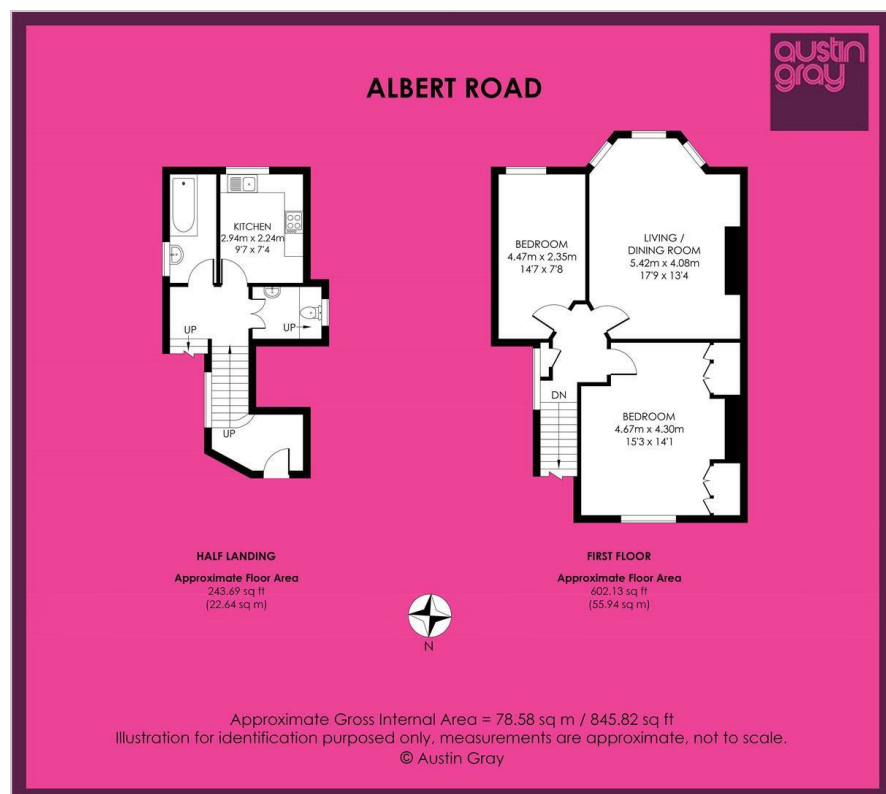
Please contact our Austin Gray Residential Office on 01273 232232

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

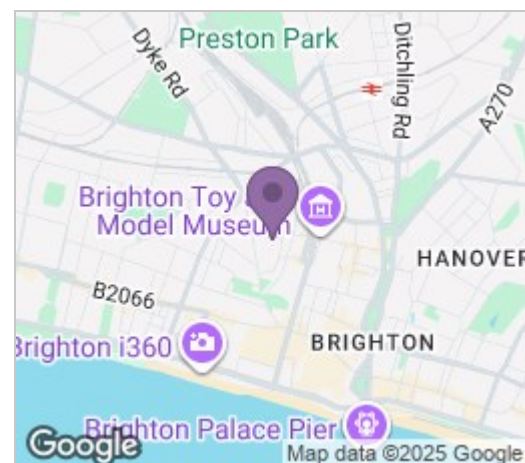




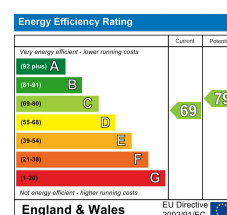
## Floor Plan



## Area Map



## Energy Efficiency Graph



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