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Flat 1,15 Vernon Terrace

Brighton, BN1 3JG

Offers In The Region Of £500,000



A two double bedroom, Grade II Listed ground floor garden flat opposite Montpelier Crescent and offered for sale with its long lease and share of freehold.

A communal entrance hall provide access to flat 1 with its front door that opens into an entrance hall that has a wealth of fitted storage. At the front of the flat enjoying an open aspect with its pair of sash windows with wooden shutters that overlook Montpelier Crescent opposite, is a bright and spacious lounge / dining room with its high corniced ceiling and rose, open cast iron fireplace set within its marble surround.

The first of two bedrooms is a large double bedroom behind the lounge / dining room that has a high ceiling and a sash window that looks towards the rear garden beyond.

A modern white bathroom / W.C. also has an electric shower above the bath and windows to the side. Alongside is the modern fitted kitchen that has an integrated oven, hob, extractor hood and fridge / freezer whilst the sink overlooks neighbouring gardens.



VERNON TERRACE

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GROUND FLOOR PLAN
Approximate Total Area = 117.84 sq. ft.

Approximate Gross Internal Area = 75.98 sq. m / 817.84 sq. ft.
Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

79

68

England & Wales

EU Directive
2002/91/EC

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