



## 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.

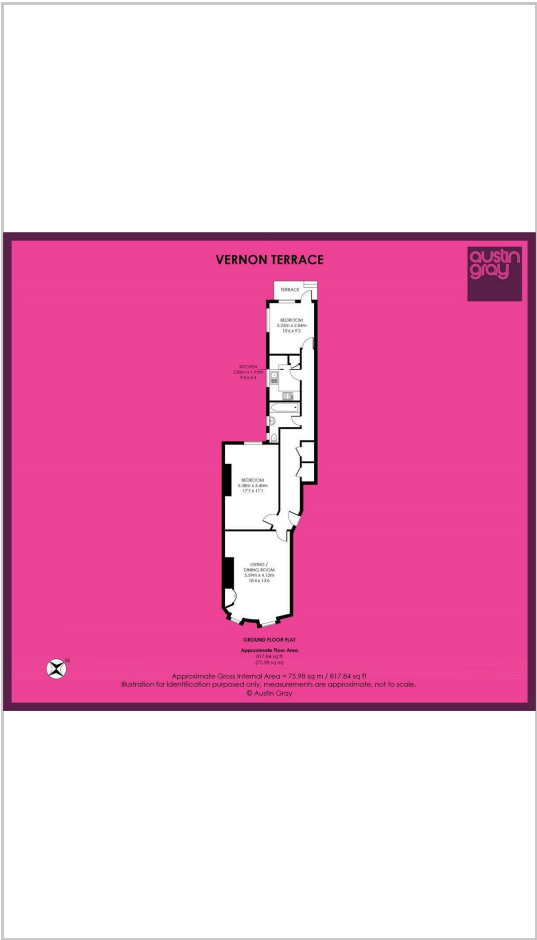
A modern white bathroom / W.C. also has an electric shower above the bath and windows to the side. Alongside is the modern fitted kitchen that has an integrated oven, hob, extractor hood and fridge / freezer whilst the sink overlooks neighbouring gardens.



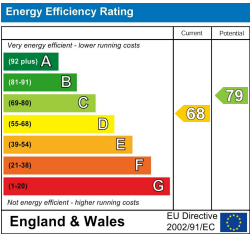
## Area Map



## Floor Plans



## 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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