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## 12 Worcester Court Windlesham Road

Brighton, BN1 3AQ

Offers In Excess Of £325,000

Located on the quiet and desirable Windlesham Road, just a stone's throw from the bustling heart of Seven Dials, Worcester Court is a beautifully presented purpose built flat, offering stylish and spacious living in a sought-after location.

Ascending the stairs to the first floor, you enter through a textured glass door into a shared entryway. From here, the front door opens into a wide hallway, with rooms branching off in a starburst formation. Immediately to your left is a high-low cupboard housing a fitted washing machine and just beyond that, the white family bathroom, complete with a bath/shower with an electric water heater and W/C. The modern kitchen is generously sized and features integrated appliances, including a gas stove and oven, with plenty of storage provided by high and low cabinets.

The spacious main bedroom has carpeted floor and large windows, offering a cosy and bright retreat. A high-low cupboard is conveniently located just outside the room for additional storage. The large living/dining room is a standout space, boasting expansive windows allowing for plenty of natural light, and a door that opens onto a south-east-facing balcony - a true suntrap, especially in the morning. To the right of the hallway, you'll find the second double bedroom, offering flexibility for guests, family, or a home office setup.

Throughout the flat, you'll find gas central heating, UPVC windows, and attractive dark wood laminate flooring. The high ceilings and well-proportioned rooms add to the sense of space and light, while thoughtful storage ensures everything has its place.

- Two Double Bedrooms
- Large South East Living Room
- South East Facing Balcony
- Gas Central Heating
- Modern Fitted Kitchen
- UPVC Windows
- Council Tax Band: B
- Service Charge: £1,800 p/a
- Lease: 196 Years Remaining

### 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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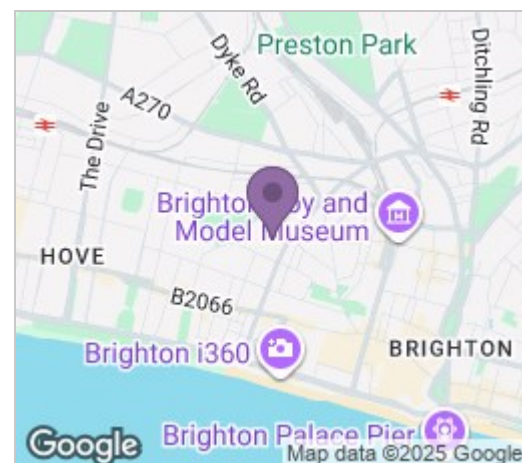
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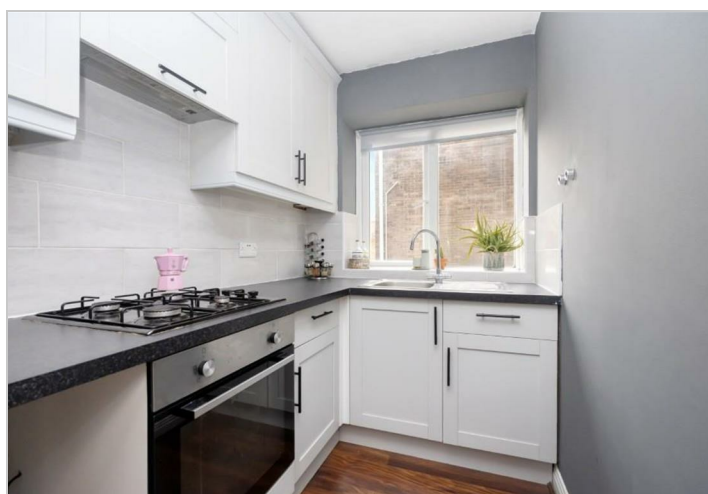
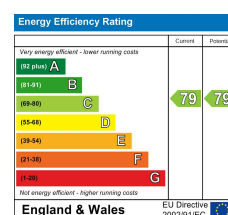
## Floor Plan



## Area Map



## Energy Efficiency Graph



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