



## LGFF, 5 Wykeham Terrace

Brighton, BN1 3FF

**£300,000**

Wykeham Terrace is a row of Tudor-Gothic 19th Century Grade II residences in central Brighton attributed to the prominent local architect, Amon Henry Wilds. Conveniently situated close to the city centre and within a short walk of Brighton mainline station which is in nearby Queens Road, providing north-bound commuter links with London/the City. Brighton seafront is a short stroll away as is the popular Churchill Square shopping mall and cosmopolitan North Laine district.

Set behind elegant wrought iron fencing, lined with mature shrubbery, just moments from the vibrant heart of Brighton City centre, this beautifully presented one-bedroom flat offers a delightful blend of character and modern comfort. As you step through the front door, immediately to the right is a spacious double bedroom featuring parquet flooring and a pair of latticed windows that fill the room with natural light. Continuing down the hallway, you enter a bright and spacious living/dining area, where double doors lead out to a charming, decked courtyard. The modern kitchen sits at the back of the property and boasts wooden worktops and integrated appliances, offering both style and practicality. A door opens to the courtyard, enhancing the connection between indoor and outdoor spaces and creating a wonderful sense of flow and openness. Beyond the kitchen is the bathroom, fitted with a bath and overhead shower, WC, sink, and a cupboard that houses the boiler.

The charm does not end inside, freshly painted exterior walls and manicured communal gardens add to the appeal, creating a welcoming setting that feels tucked away despite the central location. Thanks to its position away from the street, the flat enjoys a rare sense of peace and quiet while keeping you close to everything Brighton has to offer.

### Viewing

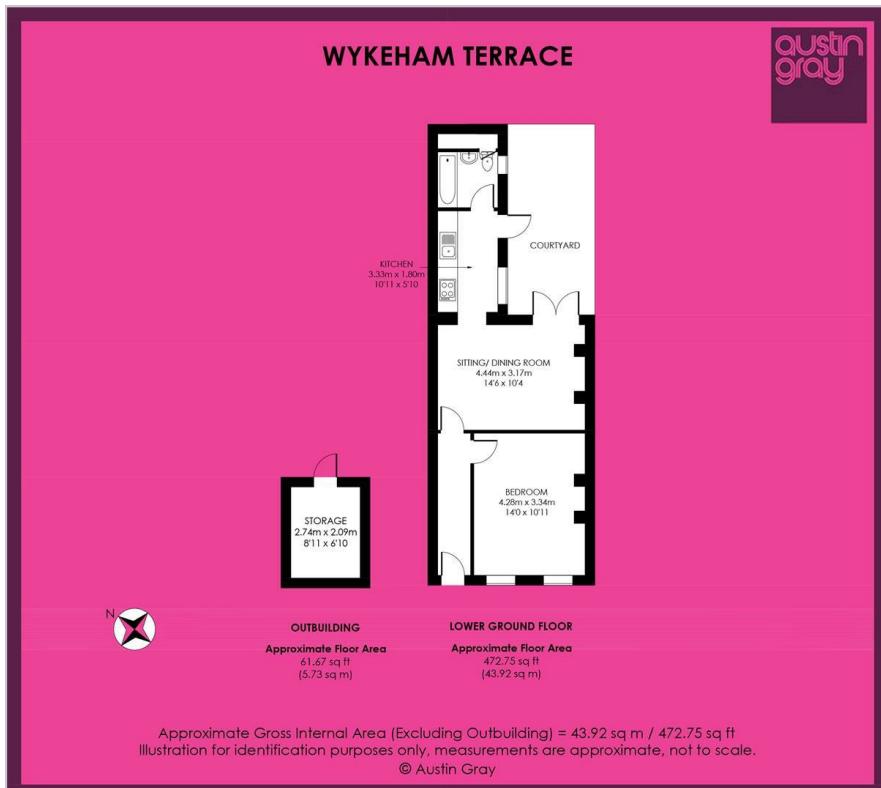
Please contact our Austin Gray Residential Office on 01273 232232

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

- Grade II Listed Building Designed By Amon Henry Wilds
- Share of Freehold
- No Onward Chain
- Decked Courtyard
- Prime Central Location
- Added Benefit of External Storage
- Service Charge: TBC
- Council Tax Band: A



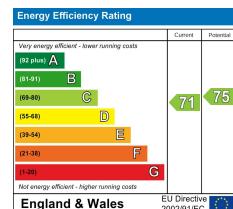
## Floor Plan



## Area Map



## Energy Efficiency Graph



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