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## 4 Dorchester Court Norfolk Square

Brighton, BN1 2QA

Offers In The Region Of £400,000

A welcoming hallway provides additional storage, houses the utility meters and includes an entry-phone system.

The spacious living room opens directly onto a balcony with sea views, offering space for a small table and chairs – ideal for weekend brunches or evening drinks.

The separate, modern kitchen has been recently updated and includes fitted appliances, along with a gas combination boiler. Access out onto a spiral staircase descends to the ground floor and storeroom.

At the front is a large double bedroom with pleasant views over Norfolk Square and two fitted wardrobes, plus a second double bedroom to the rear.

The property further benefits from a bathroom with bath and rainfall shower over, wash hand basin and a good-sized storage cupboard, as well as a separate WC.

Additionally, the flat comes with a secure, private storage room in the basement, measuring approximately 6 - 7 sq m – ideal for bikes, paddleboards, or general storage.

An excellent opportunity to acquire a bright, well-laid-out home with outdoor space and sea views, ideally positioned for both convenience and lifestyle.

- Two-Bedroom First Floor Flat
- No Onward Chain
- Living Room with Access out onto Balcony
- Modern Fitted Kitchen with Appliances
- Modern Bathroom & W.C.
- Self-Contained Storeroom
- Long Lease & Share of Freehold
- Sea Views
- Council Tax Band B EPC Rating C

### Viewing

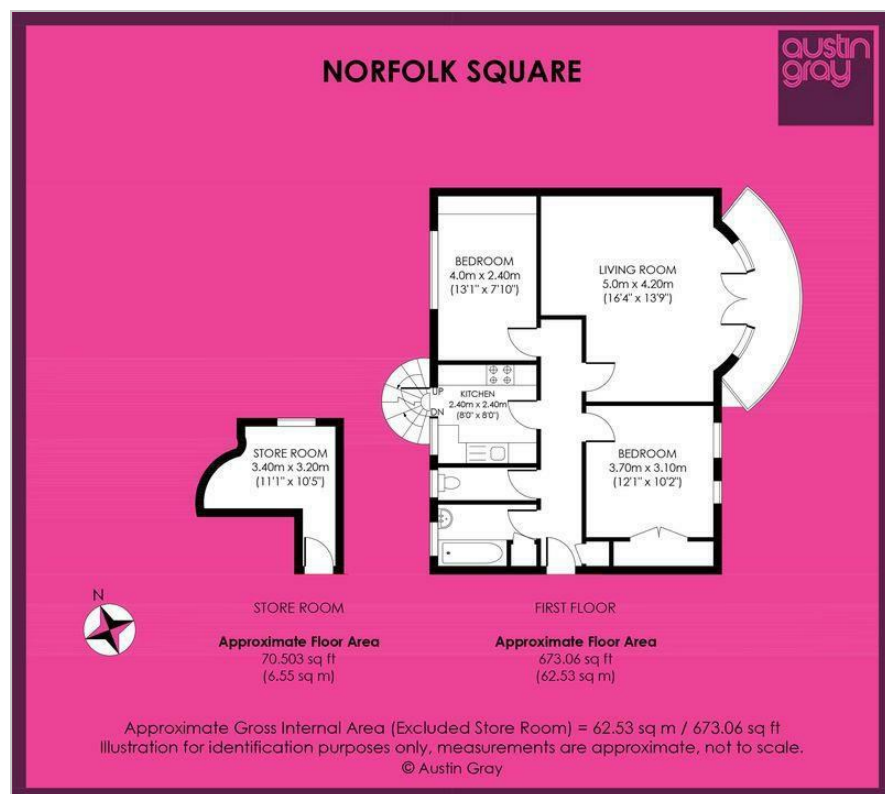
Please contact our Austin Gray Residential Office on 01273 232232

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





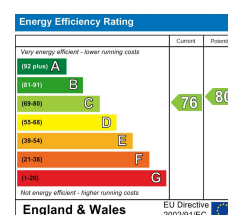
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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