



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

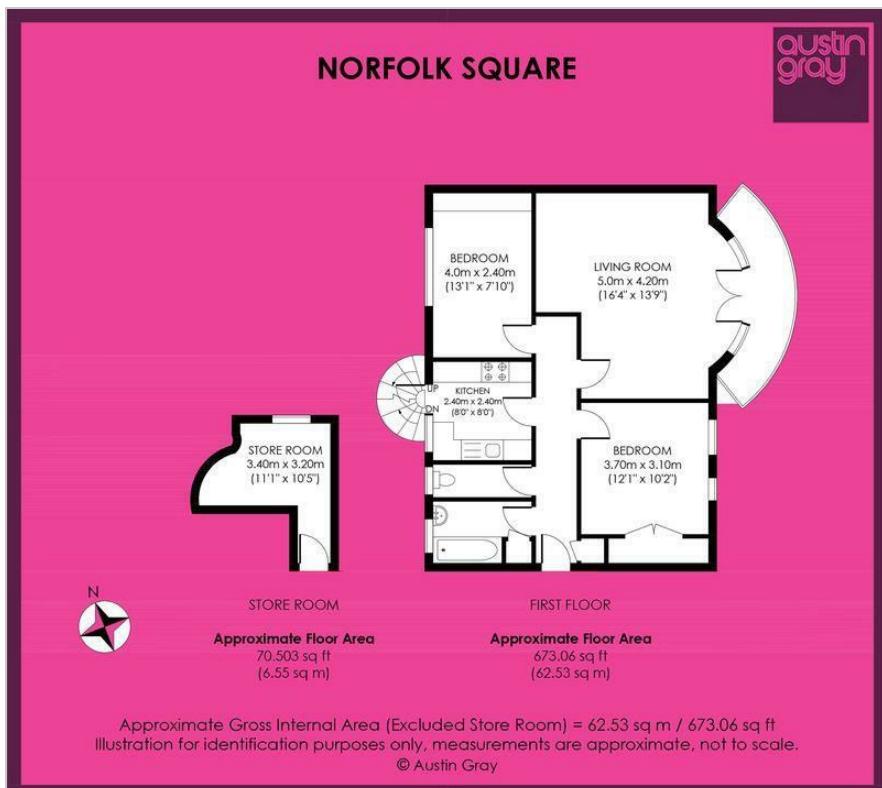
Viewing

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.



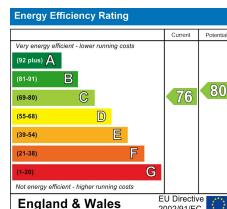
Floor Plan



Area Map



Energy Efficiency Graph



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