

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray



Flat 1, 15 Clifton Street
Brighton, BN1 3PH
£290,000



Flat 1, 15 Clifton Street



Description

A ONE BEDROOM ground floor GARDEN FLAT offered for sale with a SHARE OF THE FREEHOLD conveniently located within a few minutes' walk of Brighton mainline station and the city centre, and offered for sale with NO ONWARD CHAIN.

Clifton Street lies adjacent to Buckingham Place and Guildford Road and is within the sought after West Hill Conservation Area and within a short walking distance of Brighton mainline station, the lovely seafront and the buzz of the town centre for the greatest practicality.

Steps rise up alongside the front garden to the communal front door, with the flats front door that opens into the bay fronted lounge / dining room with its plantation shutters. Sitting behind is the double bedroom with fitted storage to one wall whilst the sash window overlooks the patio rear garden.

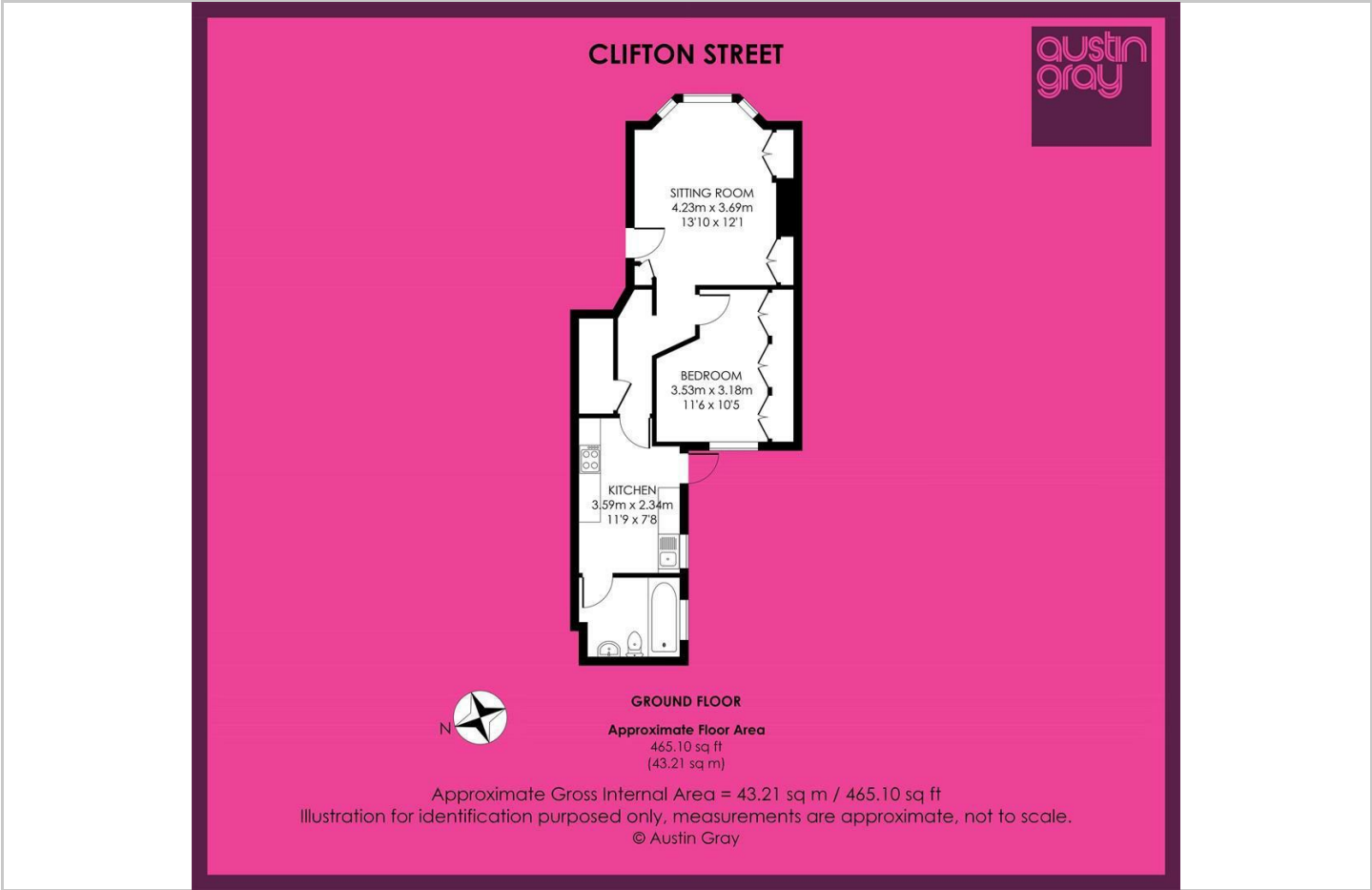
An inner hallway with storage leads through to a refurbished kitchen that overlooks and leads out to the patio rear garden, whilst at the rear of the flat is a modern bathroom / W.C. with a double glazed window.

- No Onward Chain
- Front and Rear Gardens
- One Double Bedroom
- Refurbished Fitted Kitchen
- Share of Freehold
- 989 Year Lease Remaining
- Maintenance on 'Ad-Hoc' Basis
- 1/3 of Expenditure
- Council Tax Band B
- Epc Rating C

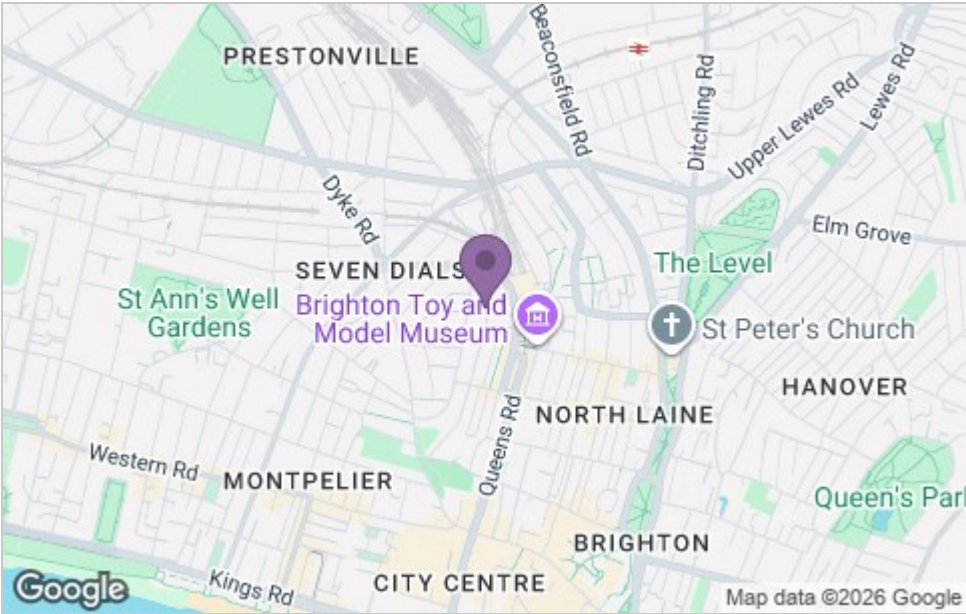




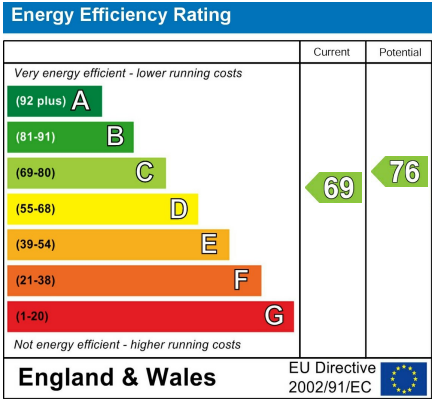
Floor Plan



Area Map



Energy Efficiency Graph



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.