



Flat 5 Calmvale House 38 Florence Road

Brighton, BN1 6DJ

Offers Over £275,000



Flat 5 Calmvale House 38 Florence Road

Located within the well regarded Calmvale House on the tree-lined Florence Road in the popular Preston Park area of Brighton, this spacious first floor apartment presents an excellent opportunity for buyers seeking a property with scope to modernise and add value. Ideally positioned for convenient access to Brighton city centre, the seafront and promenade via nearby bus routes, the property is also well placed for a wide range of highly regarded schools catering for all age groups.

EPC rating: D
Tenure: Leasehold 138 years remaining on lease
Maintenance charges: £1343.66 pa 2025-2026
Council tax band: B
Parking zone: J

- Two Double Bedroom Purpose-Built Flat
- Spacious Bay Fronted Lounge / Dining Room
- Kitchen
- Bathroom / WC
- Double Glazed Windows and Night Storage Heating
- Allocated Car Parking Space
- No Chain. Sole Agents
- EPC Rating
- Council Tax Band B
- 138 Year Unexpired Lease Term





Accessed via a secure entry phone system, communal stairs lead to the first floor where the apartment opens into a generous entrance hall complete with fitted storage and airing cupboard. To the front of the property are two spacious double bedrooms together with an impressive bay fronted lounge / dining room, offering a bright and versatile living space ideal for both relaxing and entertaining.

The kitchen is fitted with a range of storage units and provides space for a cooker, fridge / freezer and washing machine, offering excellent potential for refurbishment and redesign. A bathroom fitted with a three-piece suite completes the accommodation, while further benefits include electric heating throughout and an allocated parking space to the rear of the building.

Offered for sale with vacant possession and no onward chain, this appealing apartment combines generous proportions, excellent potential and a highly desirable location, making it an ideal purchase for first-time buyers, investors or those looking to create a home tailored to their own style and specification.



FLORENCE ROAD

FIRST FLOOR

Approximate Floor Area
752.18 sq ft
(69.88 sq m)

Approximate Gross Internal Area = 69.88 sq m / 752.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
© Austin Gray

69.88

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	82 plus
B	81-80
C	80-69
D	68-55
E	54-45
F	44-35
G	34-20
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Current	66
Potential	84

A map of the Round Hill area in Brighton, UK. A purple pin is located on Southdown Ave, and a red fire icon is on London Road. The map shows several streets including Upper Lewes Rd, Ditchling Rd, Verre Rd, Clyde Rd, Stanley Rd, Viaduct Rd, Beaconsfield Rd, New England Rd, Preston Rd, London Road, Southdown Ave, Stamford Ave, Upper Hollingdean Rd, Roedale Rd, and Hollingbury Rd. The map is credited to Google and is dated 2026.

հեղինակություն