

austin gray

5,22 Powis Square

Brighton, BN1 3HG

Price Guide £250,000



## 5,22 Powis Square



Situated on the third (top) floor of an attractive period building in the highly sought-after Powis Square, this charming one-bedroom apartment enjoys wonderful sea views across the city and an enviable central Brighton location.

The bright and welcoming living room features beautiful wood flooring, an abundance of natural light, and fantastic elevated views over Brighton's rooftops. The kitchen is well-proportioned and fitted with solid wood worktops, contrasting white metro-tiled splash backs, and enjoys a pleasant green outlook.

The double bedroom is a comfortable size and benefits from built-in wardrobes, soft carpeting, and plenty of character. The bathroom offers a full-sized bath, WC, and wash basin, providing excellent space and scope for a purchaser to modernise and add value.

Powis Square is one of Brighton's most desirable garden squares, overlooking attractive public gardens and ideally positioned for easy access to Brighton Station, the city centre, Seven Dials, and the seafront.

Further benefits include a share of the freehold, a long lease, and no onward chain.

EPC rating: C

Tenure: Share of Freehold 232 years remaining

Maintenance charges: £1200 pa

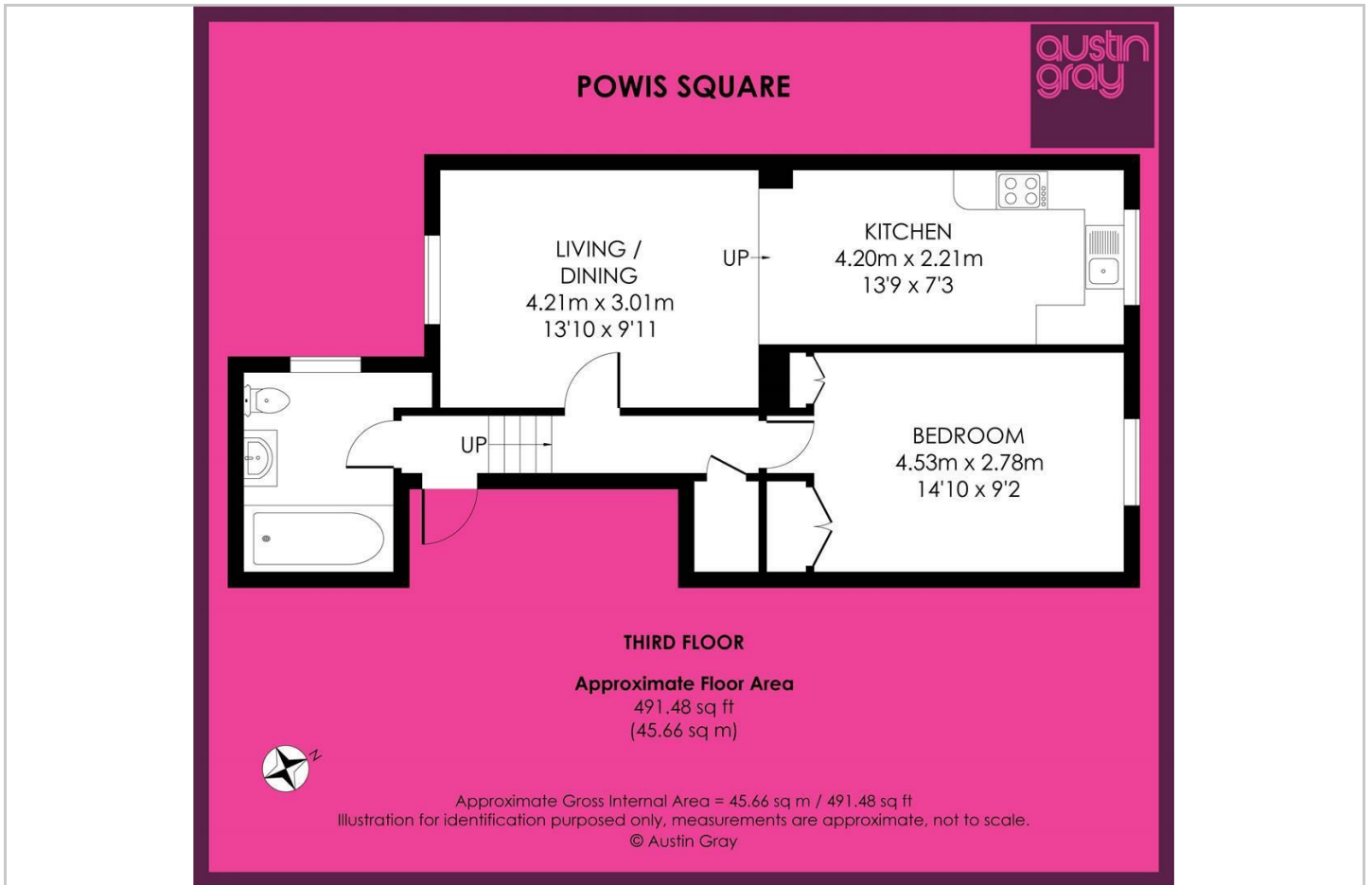
Council tax band: A

Parking zone: Y

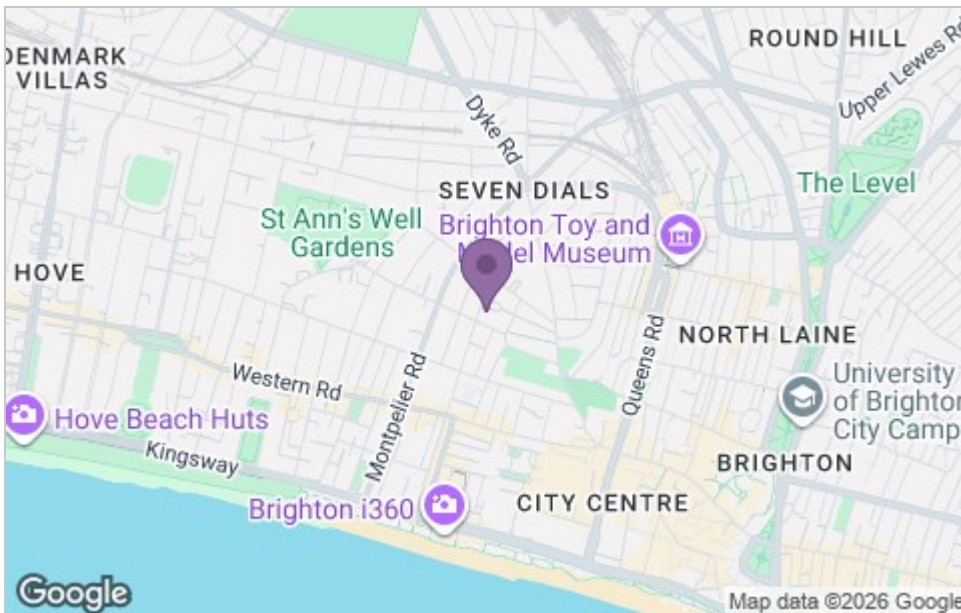




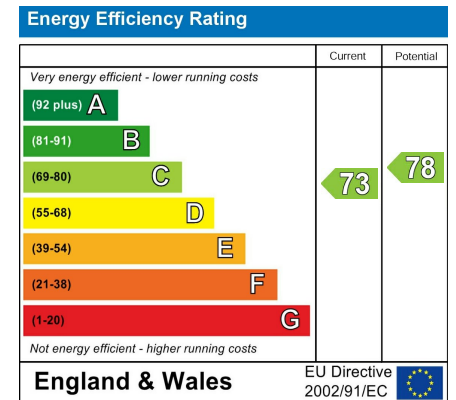
## Floor Plan



## 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.

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