


austin gray

# 14a New England Road

Brighton, BN1 3TU

Offers Over £220,000

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# 14a New England Road





Situated on the lower ground floor of a Victorian terraced property, this appealing home offers well-arranged accommodation extending to approximately 473 sq ft (44 sq m), combining a welcoming interior with the added benefit of its own private entrance and outdoor space.

The accommodation begins with a comfortable living room, providing a relaxing space to unwind, while the separate kitchen offers a practical and well-defined cooking area. The double bedroom enjoys a pleasant outlook towards the rear, and the bathroom is fitted with a bath and shower over.

One of the property's standout features is the secluded, split-level patio garden. Surrounded by established planting, trees and shrubs, it provides a lovely private outdoor retreat, ideal for enjoying a morning coffee, entertaining friends or relaxing during the warmer months.

The location is another major attraction. New England Road is conveniently placed in Seven Dials Seven, with its independent cafés, restaurants, shops and bakeries. Brighton railway station, the city centre and seafront are all within easy reach, making this an appealing choice for first-time buyers, those seeking a Brighton base or investors looking for a well-located property.

Offered for sale with no onward chain, the property further benefits from a share of the freehold, a lease of over 900 years and an EPC rating of C.

An appealing opportunity to secure a one-bedroom home with private outdoor space in a convenient Brighton location.

EPC rating: C
Tenure: Share of Freehold 994 years remaining
Maintenance charges: Ad Hoc - managed by residents
Council tax band: A
Parking zone: Q

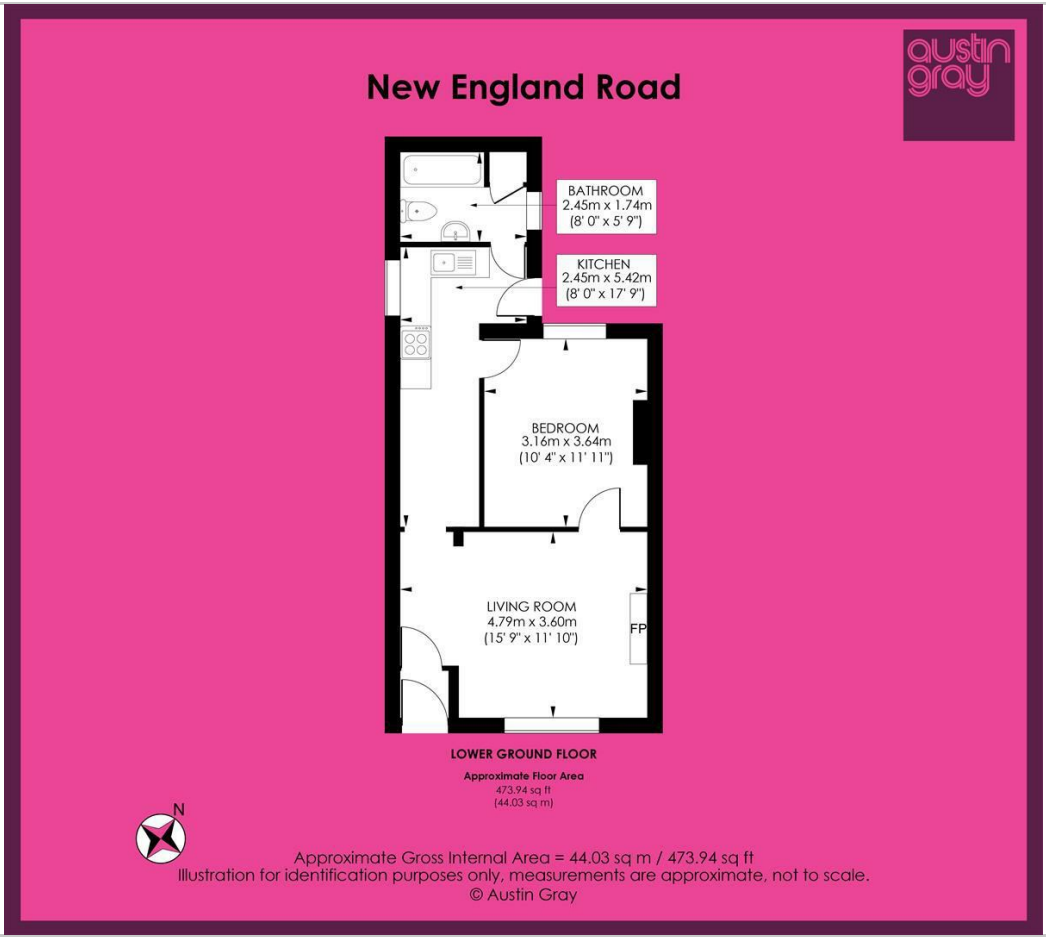


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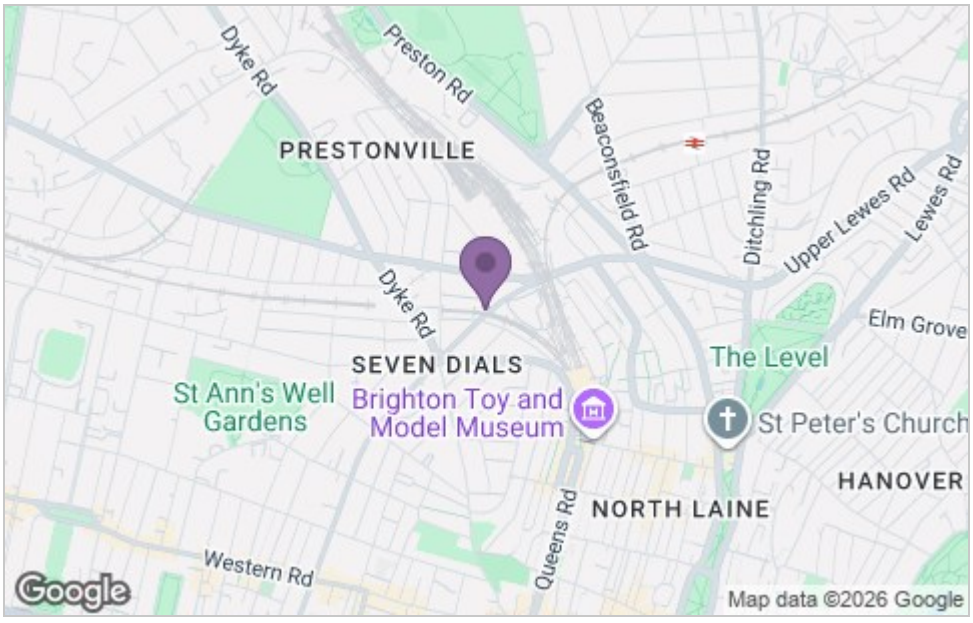




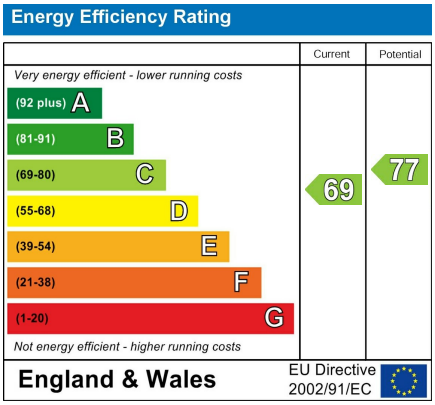
## Floor Plan




## 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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