



Flat 5, 25 Chatham Place, Brighton BN1 3TN

Asking Price Of £240,000

- SPACIOUS APARTMENT
- DESIRABLE SEVEN DIALS LOCATION
- SPACIOUS LIVING/DINING ROOM
- DOUBLE BEDROOM

- BATHROOM
- KITCHEN
- NO ONWARD CHAIN
- PRESENTED IN GOOD ORDER THROUGHOUT

Whitlock and Heaps are pleased to offer to market this centrally located first floor one double bedroom apartment offering well apportioned accommodation including a delightful living/dining room with original features. There is also a separate kitchen and white bathroom suite with the property being sold with a long lease and no onward chain.

Situated in the favourable Seven Dials district within easy walking distance of Brighton mainline station and City Centre.

ENTRANCE HALL Radiator, cloaks/storage cupboard, entry telephone system.

LIVING ROOM Feature fireplace with tiled insert and hearth, mantle over, sash bay window, radiator, coving.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob, electric oven, appliance space, sash window, 'Worcester' gas-fired boiler, radiator.

BEDROOM Sash window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, wash-hand basin, low level w.c., part tiled walls, radiator.

OUTGOINGS Lease: 167 years unexpired

Maintenance: 2018-2019 - £929.00 p.a.

2019-2020 - £1136.00 p.a.

2020-2021 - £1480.00 p.a.

2021-2022 - £4012.00 p.a. (new fire

escape)

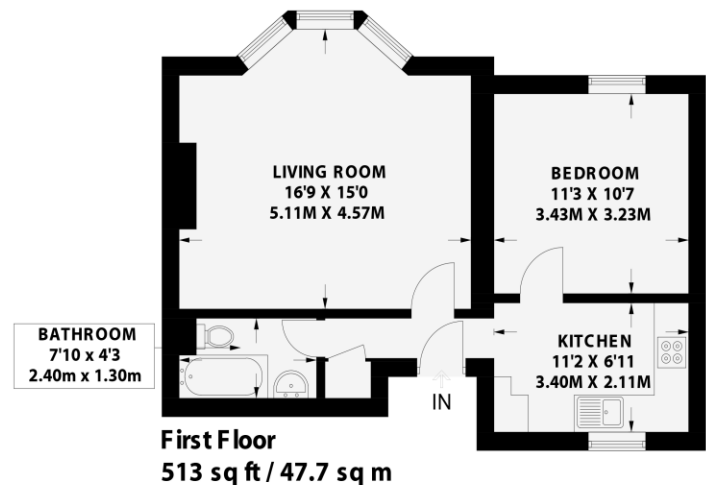
2022-2023 - £5855.00 p.a. (roof repair)

Council Tax Band A (Taken from Brighton & Hove Council Website)

CHATHAM PLACE

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
513 sq ft / 47.7 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPIS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
HW Head Height Below 1.5m
M Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



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