



Alfred Road, Brighton, BN1 3RG
Asking Price £255,000

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This attractive one bedroom apartment, located in Alfred Road, offers a south-facing lounge, modern kitchen, and is within walking distance of all amenities and the seafront.

Charming One Bedroom Apartment in Brighton's West Hill Conservation Area.

Nestled on a wide tree-lined, quiet street within the sought-after West Hill Conservation Area, this delightful apartment offers an idyllic retreat in this vibrant city. Set within an attractive semi-detached bay fronted Victorian villa property, this home boasts a plethora of desirable features that combine period charm with modern convenience.

Step inside and be greeted by the inviting south-facing lounge, flooded with natural light through three sash windows set within a beautiful bay. This bright and airy space is perfect for relaxing and entertaining guests, whether it be unwinding after a long day or hosting gatherings with friends and family.

Adjacent to the lounge, you'll find a modern white fronted fitted kitchen, recessed from the main living area. Equipped with oven, hob, extractor, ample work surface and storage, this kitchen provides the perfect space for culinary creativity.

The apartment offers a comfortable double bedroom with a south facing window that fills the room with natural warmth and light. A built-in wardrobe adds functionality, providing ample storage solutions for all your belongings. The contemporary bathroom features a white suite.

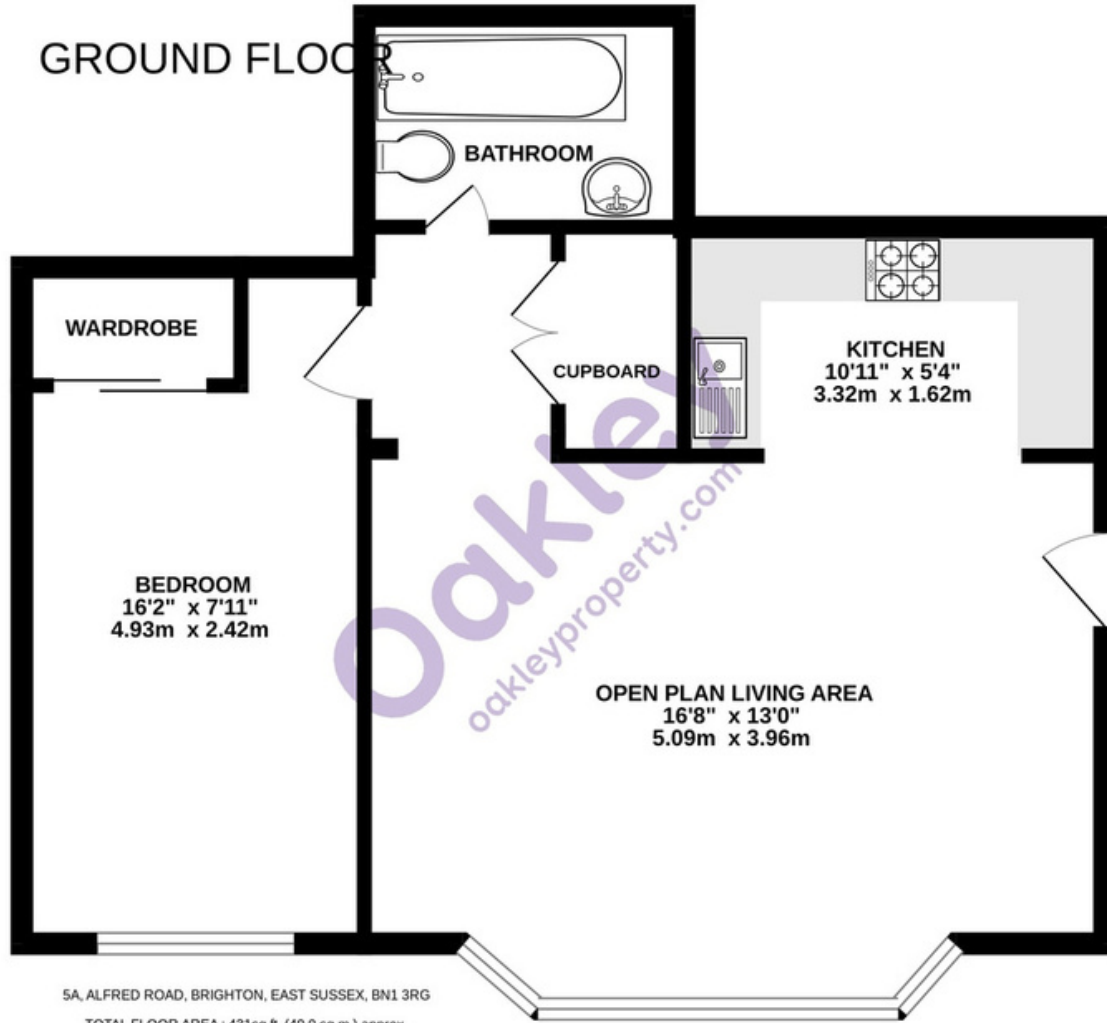
An internal hallway connects the different living spaces, offering generously sized storage cupboards for all your organizational needs. Gas central heating ensures comfort throughout the year, while the absence of an onward chain allows for an easy and seamless move.

The location of this property is second to none, as it sits within walking distance of Brighton station, the famed North Laine, high street shopping, and the picturesque seafront. Enjoy the best that Brighton has to offer, with an array of amenities, restaurants, cafes, and cultural attractions right on the proverbial doorstep.

With a total area of 431 square feet (40 square metres), this well-proportioned apartment offers a desirable and flexible living space, perfect for first-time buyers, young professionals, or those seeking a pied-à-terre.



GROUND FLOOR



5A, ALFRED ROAD, BRIGHTON, EAST SUSSEX, BN1 3RG
TOTAL FLOOR AREA: 431sq.ft. (40.0 sq.m.) approx.
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Energy Performance Certificate

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92+	A		
81-91	B		
69-80	C		
55-68	D	47 D	77 C
39-54	E		
21-38	F		
1-20	G		

Agents Notes
Tenure Leasehold
960 Year Lease Term Remaining
Service Charge Approx £2,068.36 Per Annum
Ground Rent N/A
Council Tax Band A



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