

ABBAY ROAD BRIGHTON BN21HS



Estate Agents



£275,000 LEASEHOLD

Located in the ever-popular Kemptown area with a range of independent cafes, boutiques, restaurants and shops just a short walk away. Abbey Road is an attractive street in close proximity to Brighton Hospital, and with direct transport routes to Brighton Station.

The property is a well presented one-bedroom basement flat. The lounge is spacious and beautifully finished with built in shelving, wood effect flooring and pale blue walls. A focal point of the lounge is the open fireplace, ideal for the winter months. The kitchen is modern and stylish, a wooden breakfast bar covers one side of the room and fitted white units on the other. The units are complemented by wooden countertops and handmade shelving, the integrated fridge and hob keep the space streamlined. Through from the kitchen you can gain access to the patio, a great sized outdoor area.

The bathroom is a contemporary styled room with tiled walls and floor. The white suite has a large bathtub with both an overhead shower and also a hand-held shower head, a WC and sink are present. The bedroom is generously sized and kept light from the window overlooking the patio, decorated in neutral tones.

SALES | LETTINGS | VALUATIONS



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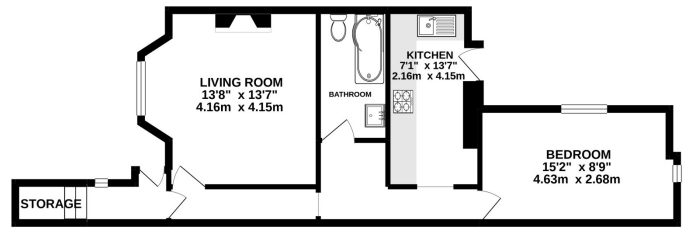


In The Know...

Area: Kemptown
 Council Tax: Band A
 EPC Rating: E
 Floor Area: 52.4 sq. m (approx.)
 Lease Length: 108 years
 Maintenance: £1800
 Ground Rent: £100
 Station: Brighton Station 1.4 miles
 Bus Stop: County Hospital 162 meters
 Parking: Permit Parking Zone H
 Primary School: St John the Baptist 0.2 miles
 Secondary School: Cardinal Newman 2.5 miles
 Local shop: Ideal Market 0.2 miles
 Supermarket: Asda 1 mile
 Local Gems: Pizzaface, Butlers Wine Cellar, Yellow wave, Brighton Beach, Brighton Marina, The Ginger Dog, Brighton Flea Market.

*As provided by the vendor. All details should be checked and confirmed by your conveyancer.

BASEMENT
 564 sq.ft. (52.4 sq.m.) approx.



ABBEEY ROAD
 TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, ceiling and any other areas are approximate and no responsibility is taken for any deviation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Q Estate Agents have not tested any appliances or services within the property.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.