



**Compton Avenue, Brighton, BN1 3PT Asking price
£215,000 Leasehold**



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Priors are pleased to offer this attractive lower ground floor one bedroom flat which forms part of an imposing mid terraced period property. The accommodation is in good order and considered ideal for a First Time Buyer or Investor.

The flat is situated very close to the 'Seven Dials' with its popular restaurants, bars and coffee shops. In addition Brighton mainline railway station with its commuter links to London is also easily accessible.

Parking Zone- Y
Council Tax Band- A

Lounge Incorporating Open-Plan Kitchen

15 x 15 (4.57m x 4.57m)
A good size bay fronted room with large sash window. Radiator.

The kitchen area is fitted with base and eye level units incorporating cupboards, drawers and working surfaces. Fitted oven, hob and extractor fan and space for further appliance. Part tiled walls. Wall mounted gas fired boiler.

Bedroom

11'6 x 9'6 (3.51m x 2.90m)
Radiator, casement window.
Door to-

En-Suite Bathroom

White bathroom suite incorporating panelled bath with mixer shower and screen. Low flush wc, Wash hand basin. Radiator. Window, fully tiled walls.

Outgoings

The flat is to be sold with a new lease.
Maintenance- The flats share of the annual service charge is set at 4.87 % of the total.
The estimated service charge for the period ending 29/09/2022 is £17,955 which includes a £4,500.00 contribution to the reserve fund.
Therefore Flat 3's share for this period is £874.41.



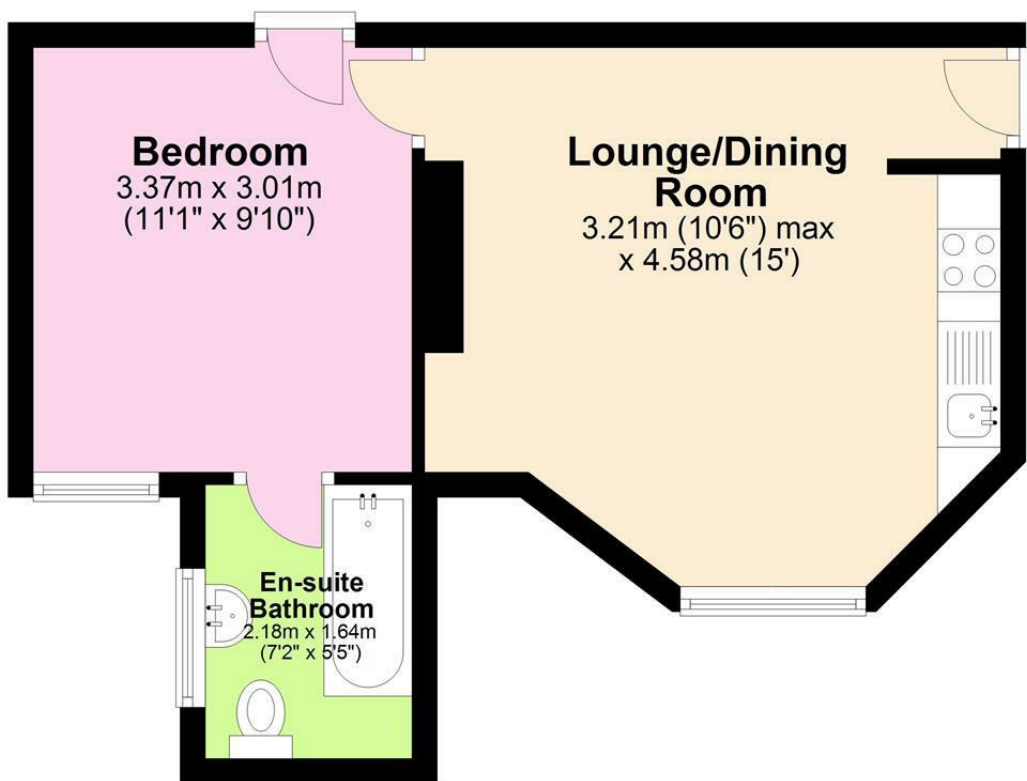
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 32.0 sq. metres (343.9 sq. feet)



Total area: approx. 32.0 sq. metres (343.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.