brices
sales & lettings

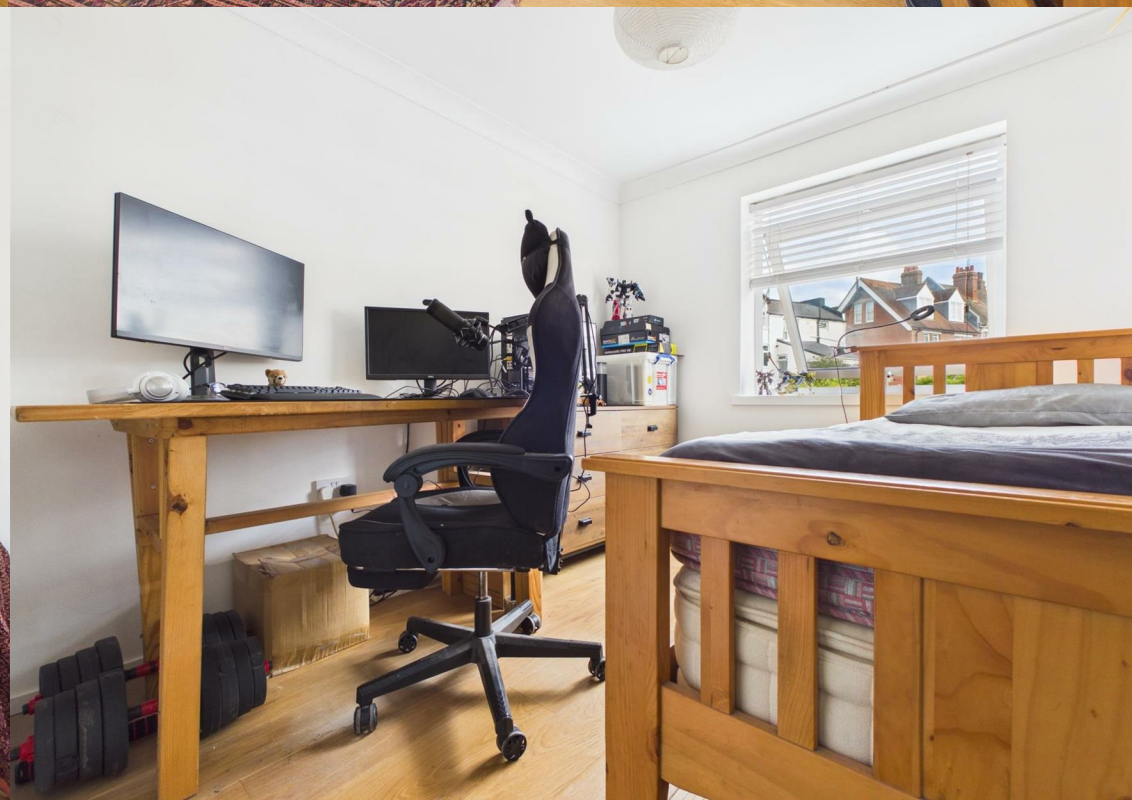
360°
brices
VIRTUAL VIEWINGS



SOUTH AVENUE, BRIGHTON, BN2 0BP

SHARE OF FREEHOLD £325,000



Welcome to this stunning flat located on South Avenue, Queens Park in the vibrant city of Brighton. This delightful property, built between 1970 and 1979, offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a new home.

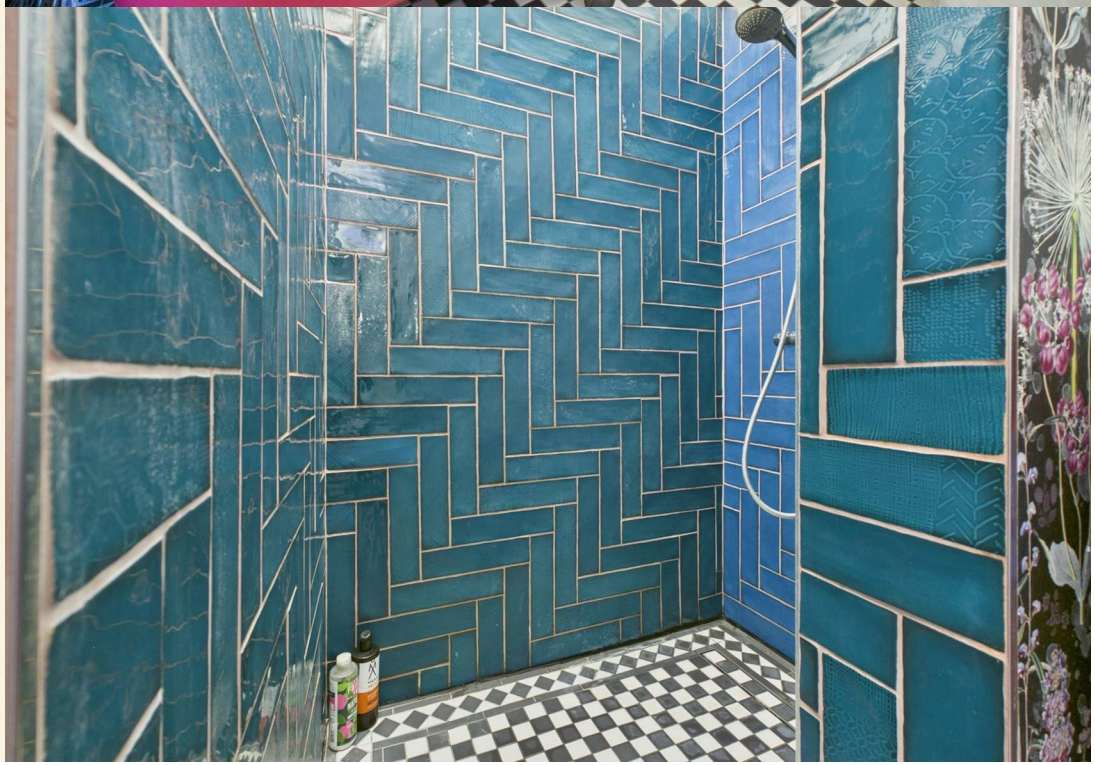
The flat features a spacious open plan reception room and bespoke kitchen providing a warm and inviting space for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample room for rest and privacy. The bespoke bath/shower room is thoughtfully designed, catering to your everyday needs.

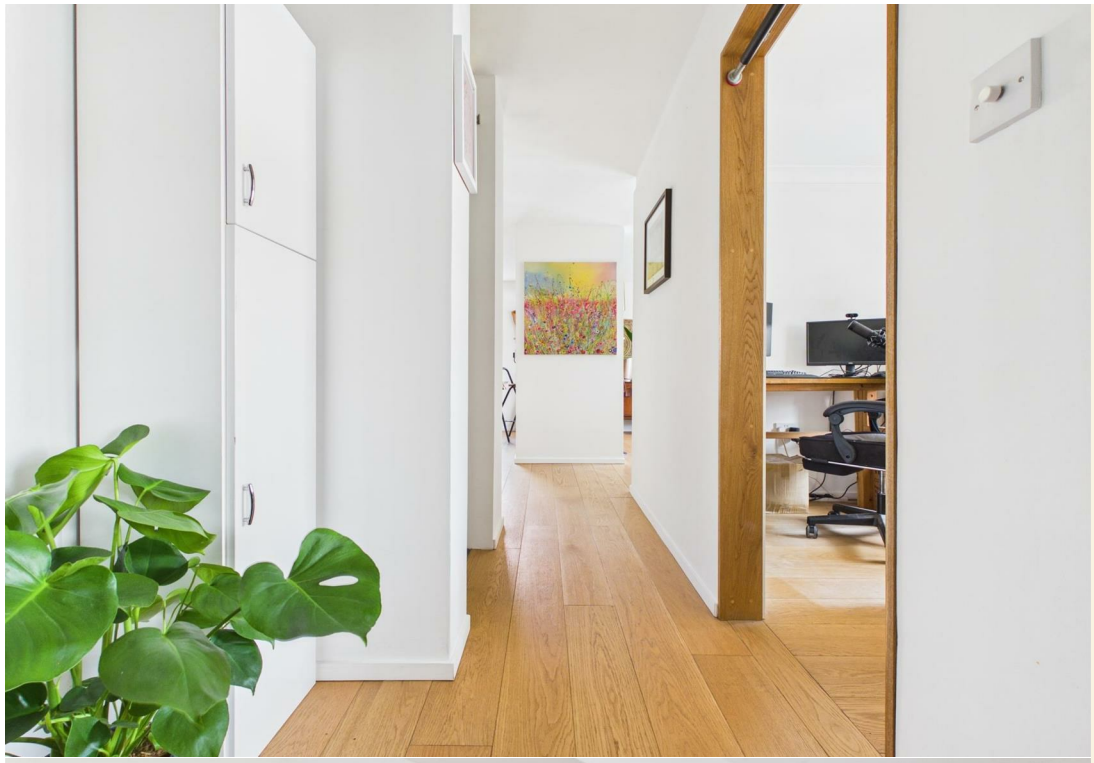
Situated Queens Park, a desirable area of Brighton, this property benefits from easy access to local amenities, including shops, cafes, and parks. The lively atmosphere of Brighton is within a mile offering a wealth of cultural experiences, entertainment options, and beautiful seaside views.

This flat presents a wonderful opportunity for those looking to embrace the vibrant lifestyle that Brighton has to offer. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this lovely flat your new home.

- OPEN DAY 12TH SEPTEMBER BY APPOINTMENT
- VIRTUAL REALITY TOUR AND FLOORPLAN
- ADJACENT TO QUEENS PARK
- STYLISH AND BEATIFULLY PRESENTED
- LOUNGE WITH WOODEN FLOORING
- STYLISH BESPOKE KITCHEN
- TWO DOUBLE BEDROOMS
- BATH/SHOWER ROOM
- PARKING SPACE, STORE ROOM, BIKE STORE
- SHARE OF FREEHOLD









FIRST FLOOR

ENTRANCE HALL
Recess housing pressurised water tank and plumbed space for washing machine, rustic bark edged shelving, wooden flooring.

LOUNGE
Double glazed windows, wooden flooring.

KITCHEN AREA
Bespoke kitchen comprising wooden worktop with drawers under, wooden breakfast bar with cupboards and drawers under, wooden shelf, twin 'Belfast' sink with wall mounted mixer tap over, electric oven, electric hob, plumbed space for washing machine, space for fridge/freezer, wooden flooring, double glazed window to side.

BEDROOM 1
Double glazed windows, frosted glass door, ceiling coving, wooden flooring.

BEDROOM 2
Double glazed windows, frosted glass door, wooden flooring.

EXTERNAL

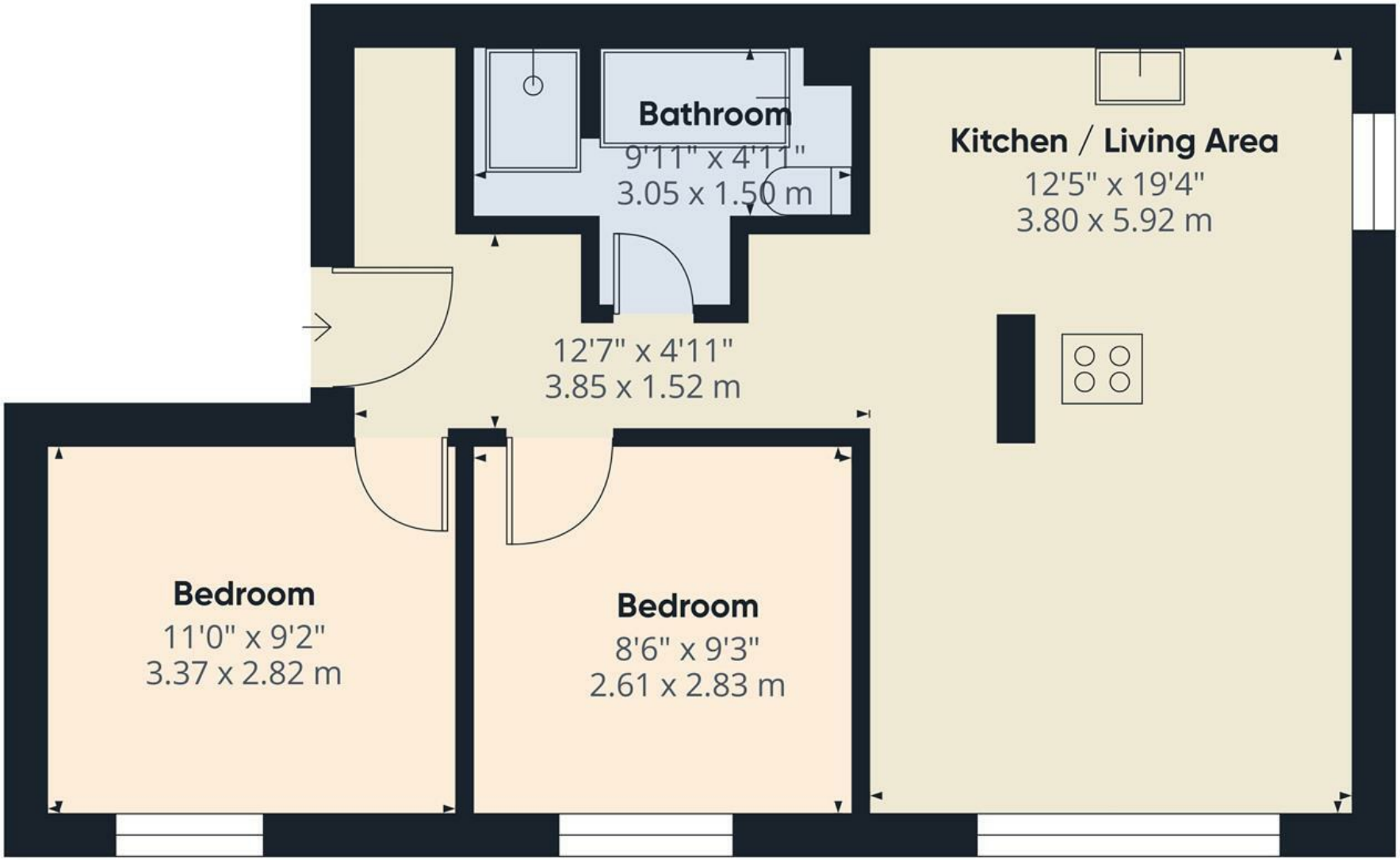
PARKING SPACE
Located to the rear of the building.

COMMUNAL STORE ROOM
20 x 12
South aspect double glazed window. For use of owner occupiers only, not for use of tenants.

BIKE STORE

ADDITIONAL INFORMATION
Lease - Lease 125 years from 2004 - Share of Freehold
Maintenance - £1,920 per year
Ground Rent - £100 per year
Council Tax Band B - £2,006.23
Sink Fund is about £50,000 each flat being asked for an extra £5000 - will then be good for 20 years





Approximate total area(1)

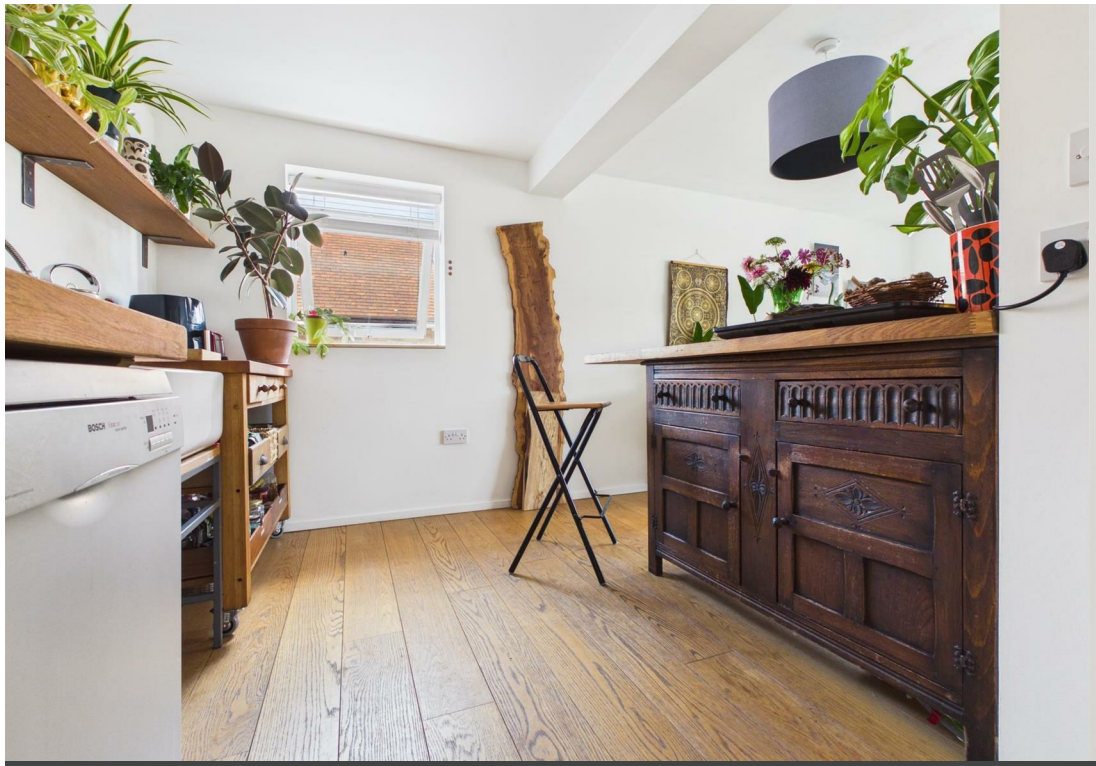
535 ft²

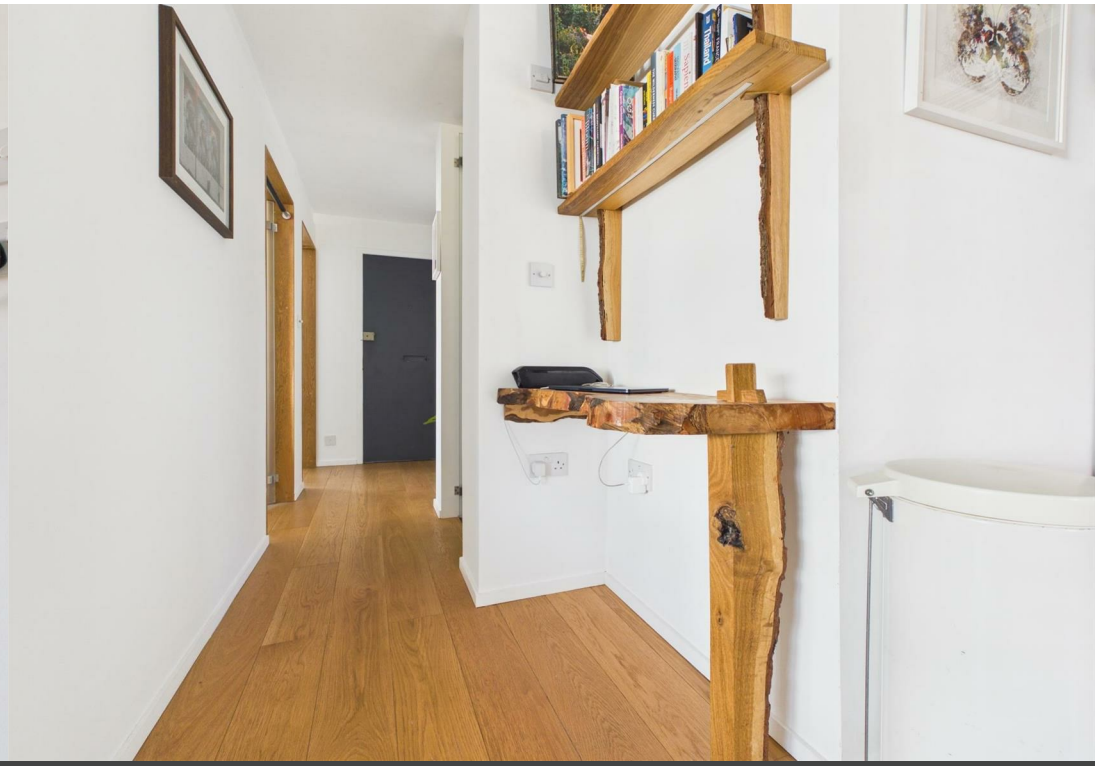
49.7 m²

(1) Excluding balconies and terraces

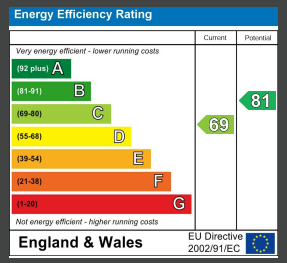
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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