



Flat 9 22, Vernon Terrace | | Brighton | BN1 3JH





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£209,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SPLIT-LEVEL CONVERTED FLAT. OCCUPYING PART OF THE THIRD FLOOR OF A PERIOD BUILDING SITUATED IN THE CLIFTON HILL CONSERVATION AREA. LOCATED IN THE HEART OF THE CITY CENTRE BEING WITHIN 950 METRES OF BRIGHTON RAILWAY STATION ( LONDON VICTORIA - 60 MINUTES ). THE PROPERTY BENEFITS FROM, ENTRANCE HALL, WEST FACING LOUNGE, AMERICAN STYLE KITCHEN, DOUBLE BEDROOM AND BATHROOM. ( IN NEED OF UPDATING THROUGHOUT ). INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT.

- ENTRY PHONE SYSTEM
- AMERICAN STYLE KITCHEN
- NO UPWARD CHAIN
- ENTRANCE HALL
- BATHROOM
- WEST FACING LOUNGE
- IDEAL FOR FIRST TIME BUYERS
- DOUBLE BEDROOM
- IDEAL FOR BUY TO LET INVESTORS

Front door leading to:

### **ENTRANCE HALL**

**3'11" in length (1.2 in length)**

Security door entry phone system.

Door off entrance hall to:

### **LOUNGE**

**10'9" x 10'3" (3.28 x 3.13)**

Original sash window to the rear having a westerly aspect with distant views of The South Downs, double panel radiator.

Opening off lounge to:

### **AMERICAN STYLE KITCHEN**

**6'4" x 6'1" (1.94 x 1.87)**

Comprising sink unit with mixer tap inset into work top, drawers and storage cupboards under, tiled splash back, complimented by matching wall units over, adjacent matching work top with space and plumbing for washing machine under, space for fridge to the side, tiled splash back, shelf over, further

adjacent matching work top with inset four ring electric hob, built in 'MOFFATT' electric oven under, drawer below, tiled splash back, complimented by matching wall units over, vinyl flooring.

Door off entrance hall to:

### **INNER HALL**

Stairs down to:

### **BEDROOM**

**11'5" x 10'8" (3.48 x 3.27)**

Sash window to the rear having a westerly aspect with distant views of The South Downs, wall mounted 'BAXI' gas boiler ( central heating only ), double panel radiator, door giving access to storage cupboard housing hot water cylinder with fitted immersion heater, built in double doored wardrobe with hanging space, access to loft storage space.

Door off entrance hall to:

### **BATHROOM**

Being part tiled, comprising bath with mixer tap and separate shower attachment, low level wc, pedestal wash hand basin with hot and cold taps, vinyl flooring, extractor fan.

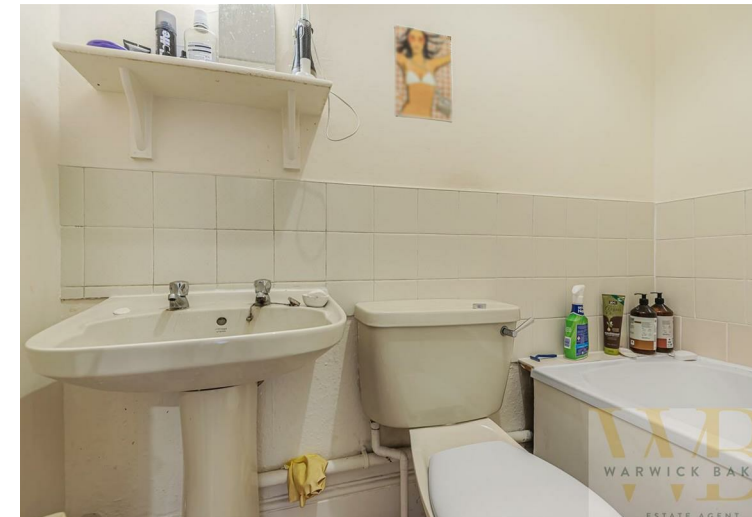
### **OUT GOINGS**

SHARE OF FREEHOLD

MAINTENANCE:- £1400 PER ANNUM

GROUND RENT:- NON-APPLICABLE

LEASE:- 900 YEARS APPROX.



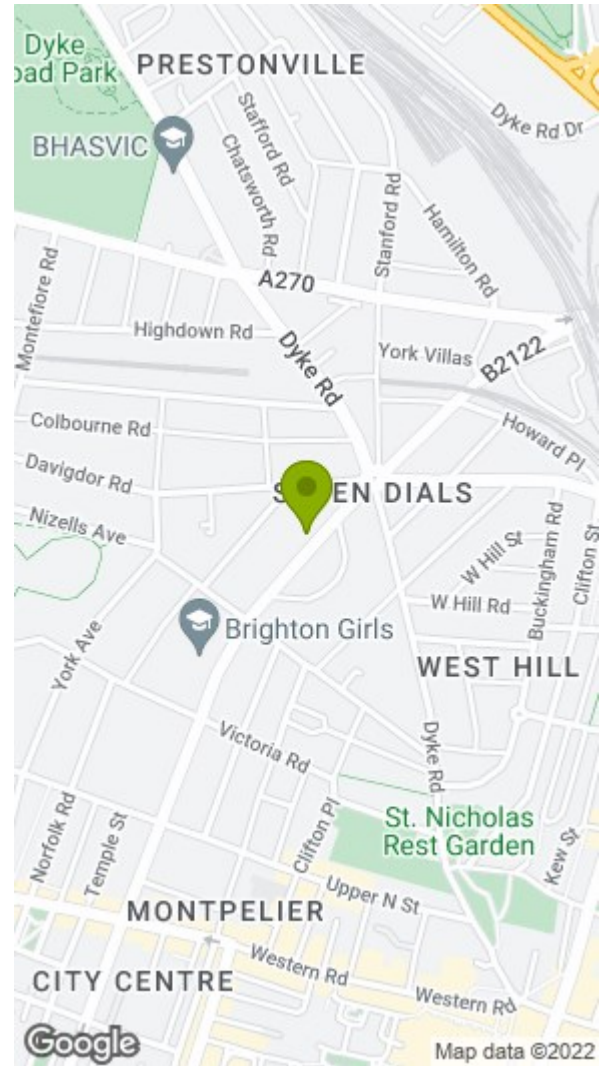
# Vernon Terrace, Brighton, BN1

Approximate Area = 416 sq ft / 39 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © rickcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 896283



## Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	73	England & Wales	EU Directive 2002/91/EC	57