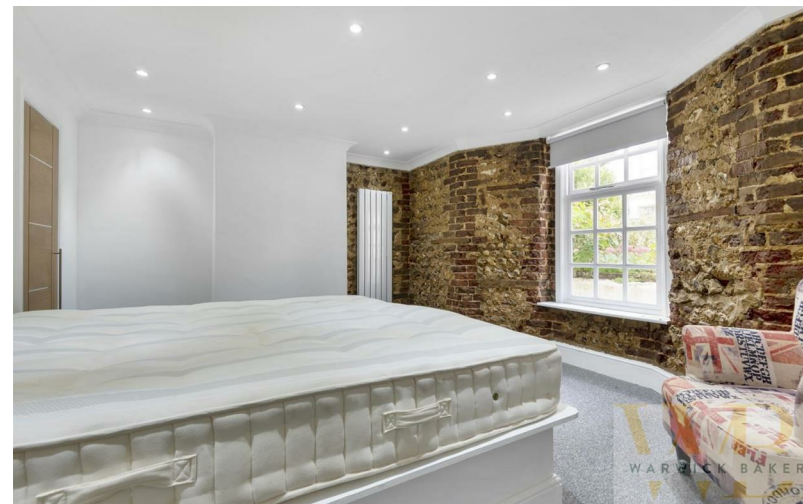




10a Compton Avenue | | Brighton | BN1 3PN

**WB**  
WARWICK BAKER  
ESTATE AGENT



10a Compton Avenue | | Brighton | BN1 3PN

£299,950

\*\*\* £299,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE LOWER GROUND FLOOR FLAT. A PERIOD BUILDING SITUATED IN THE CLIFTON HILL CONSERVATION AREA, LOCATED IN THE HEART OF THE CITY CENTRE BEING WITHIN 750 METRES OF BRIGHTON RAILWAY STATION ( LONDON VICTORIA - 60 MINUTES ). THE PROPERTY BENEFITS FROM A PRIVATE STREET ENTRANCE, ENTRANCE HALL, 15' LOUNGE, MODERN KITCHEN, DOUBLE BEDROOM, MODERN BATHROOM AND COURTYARD. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT.

- PRIVATE STREET ENTRANCE
- ENTRANCE HALL
- 15' LOUNGE
- MODERN KITCHEN
- DOUBLE BEDROOM
- MODERN BATHROOM
- COURTYARD
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- NO UPWARD CHAIN

Private street entrance leading to:

### **ENTRANCE HALL**

**16'0" in length (4.88 in length)**

Exposed wood flooring, built in double doored storage cupboard, single panel radiator, spot lighting.

Archway off entrance hall to:

### **LOUNGE**

**15'5" x 13'5" (4.72 x 4.11)**

Floor to ceiling contemporary style radiator, spot lighting.

Door off lounge to:

### **INNER HALLWAY**

Door off inner hall to storage cupboard with shelving.

Door way off inner hall way to:

### **KITCHEN/BREAKFAST ROOM**

**12'2" x 8'0" (3.73 x 2.44)**

Comprising stainless sink unit with mixer tap inset into rolled edge work top, storage cupboards under, 'HOTPOINT' washing machine to

the side, tiled splash back, complimented by matching wall units over, matching adjacent work top with inset induction hob, cupboards under, tiled splash back, stainless steel and glass hob over, further adjacent matching work top to the side, storage cupboards under, built in integrated 'BOSCH' dishwasher, tiled splash back, complimented by matching wall units over, built in 'NEFF' electric oven to the side, complimented by matching wall units under and over, free standing microwave over, built in integrated fridge/freezer to the side, double glazed windows to the side, spot lighting.

Door off entrance hall to:

### **BEDROOM**

**14'0" x 12'0" (4.27 x 3.66)**

into bay with Georgian style sash window to the front, part exposed brick walls, floor to ceiling contemporary style radiator, spot lighting, door giving access to walk

in wardrobe with exposed brick wall, double panelled radiator.

Door off entrance hall to:

### **BATHROOM**

Being fully tiled, comprising bath with contemporary style mixer tap and separate shower attachment, wall mounted wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, tiled flooring, spot lighting.

Twin glazed French doors off lounge to:

### **COURTYARD**

**8'5" x 7'8" (2.59 x 2.36)**

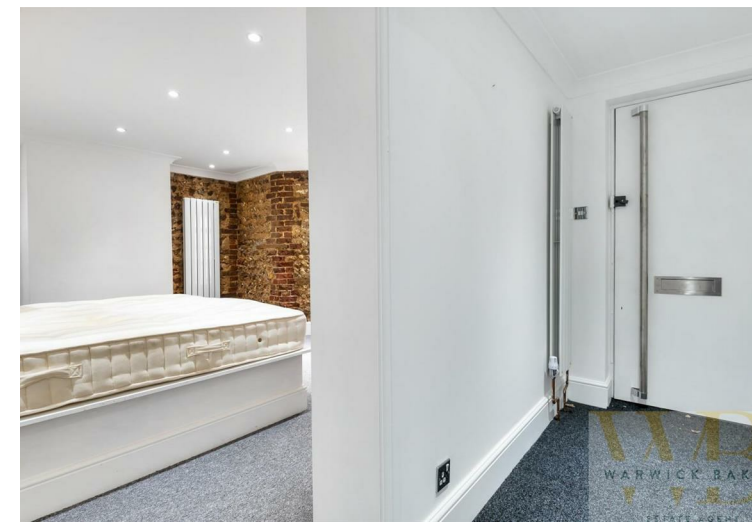
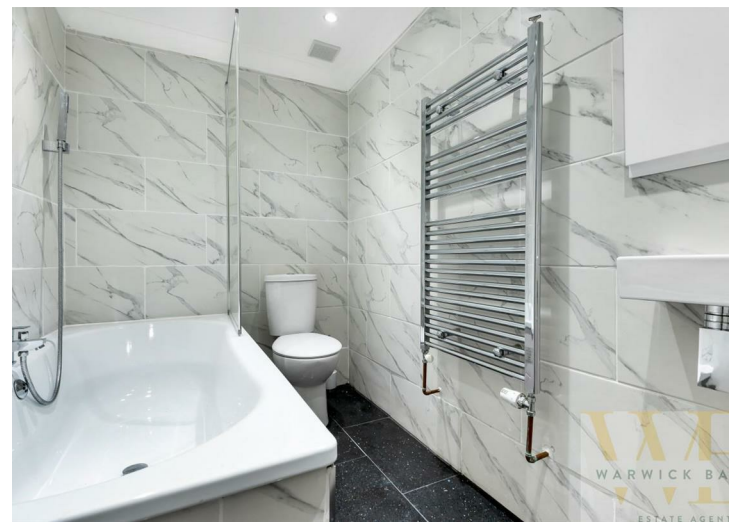
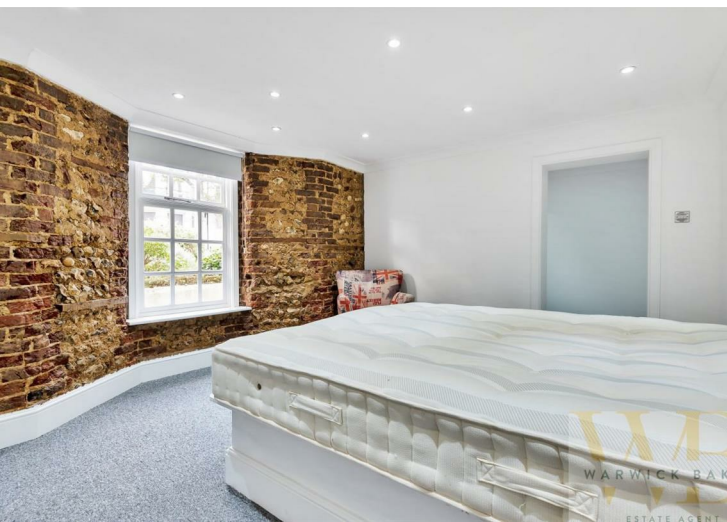
Laid to wood decking, being totally enclosed by high brick walls having a favoured southerly aspect.

### **OUTGOINGS**

MAINTENANCE:- £2,400 per annum

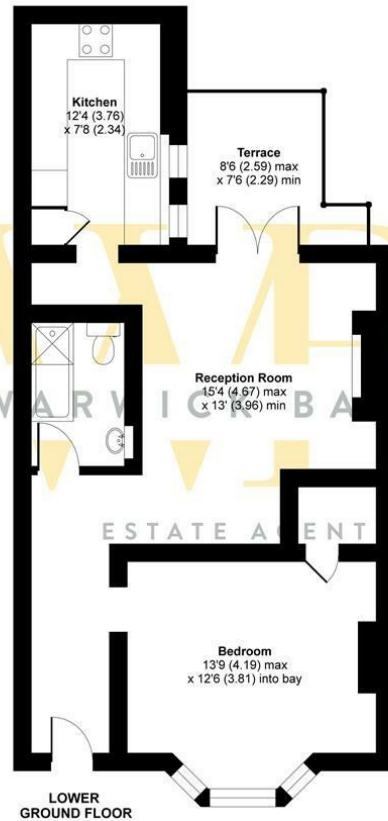
GROUND RENT:- Peppercorn.

LEASE:- 150 years approx.

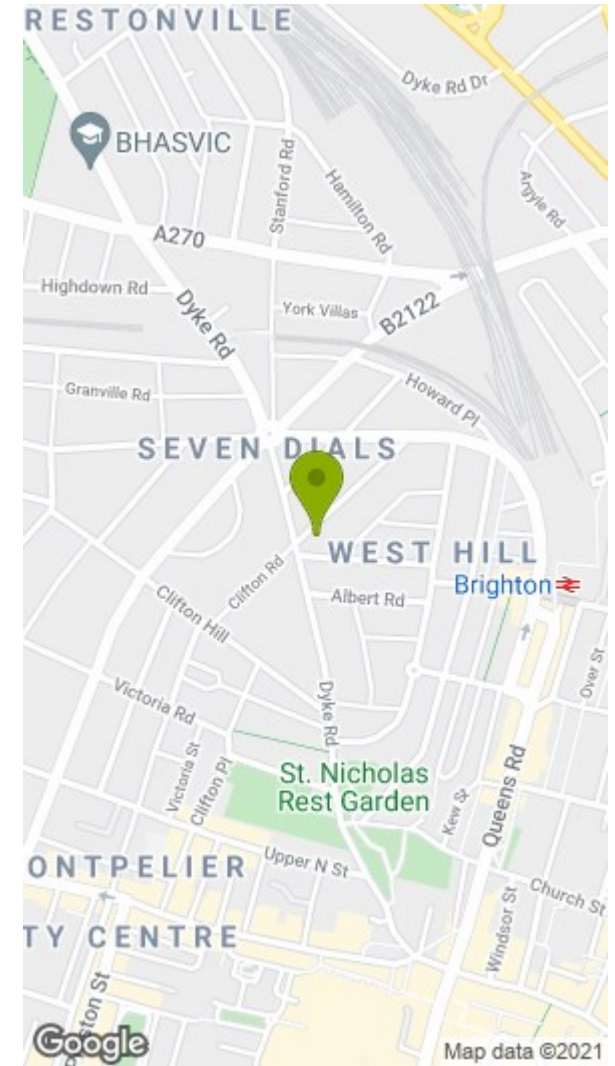


# COMPTON AVENUE, BRIGHTON, BN1

Approximate Area = 635 sq ft / 59 sq m  
For identification only - Not to scale



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 769327



## 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) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	