



Guide Price
£250,000
Share of Freehold

Alexandra Villas, Brighton

- A WELL PRESENTED ONE BEDROOM APARTMENT
- HIGHLY SOUGHT AFTER WEST HILL AREA
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY
- PRIVATE FRONT GARDEN
- SHARE OF FREEHOLD
- MODERN FITTED KITCHEN & BATHROOM
- PRIVATE STORAGE ROOM

GUIDE PRICE: £250,000 - £275,000

Robert Luff & Co are delighted to bring to market this outstanding apartment in the centre of Brighton. Located a few minutes away from Brighton station this flat will suit a range of buyers including first time buyers, investment buyers or anyone looking for a second home by the sea side. Accommodation currently offers; One double bedroom, separate kitchen, spacious living area and modern fitted bathroom. Other benefits include a share of freehold, private front garden and a communal storage room.

Alexandra Villas is situated in the West Hill conservation area, in the heart of central Brighton and within walking distance of Brighton Mainline Railway Station (0.2 miles), the seafront/promenade (0.6 miles) and local shops within the North Laine conservation area. Seven Dials, Churchill Square Shopping Centre, the theatres, many restaurants & cafes, the historic lanes and bus services are all within easy reach.

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Luff & Co**
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Accommodation

Entrance Hall

Bedroom 11'5 x 8'3 (3.48m x 2.51m)

Lounge/Diner 14'6 x 12'10 (4.42m x 3.91m)

Kitchen 14'6 x 5'11 (4.42m x 1.80m)

Shower Room

Communal Storage Room

Agent Notes

Share of Freehold

SC: £412 every 6 months

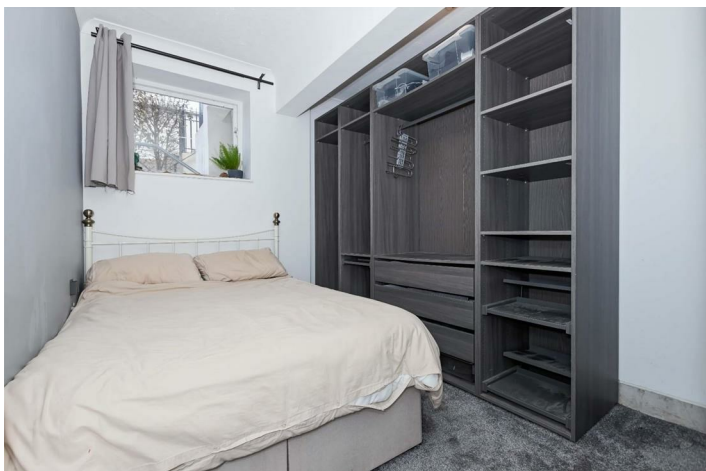
EPC: D

Council Tax Band: A

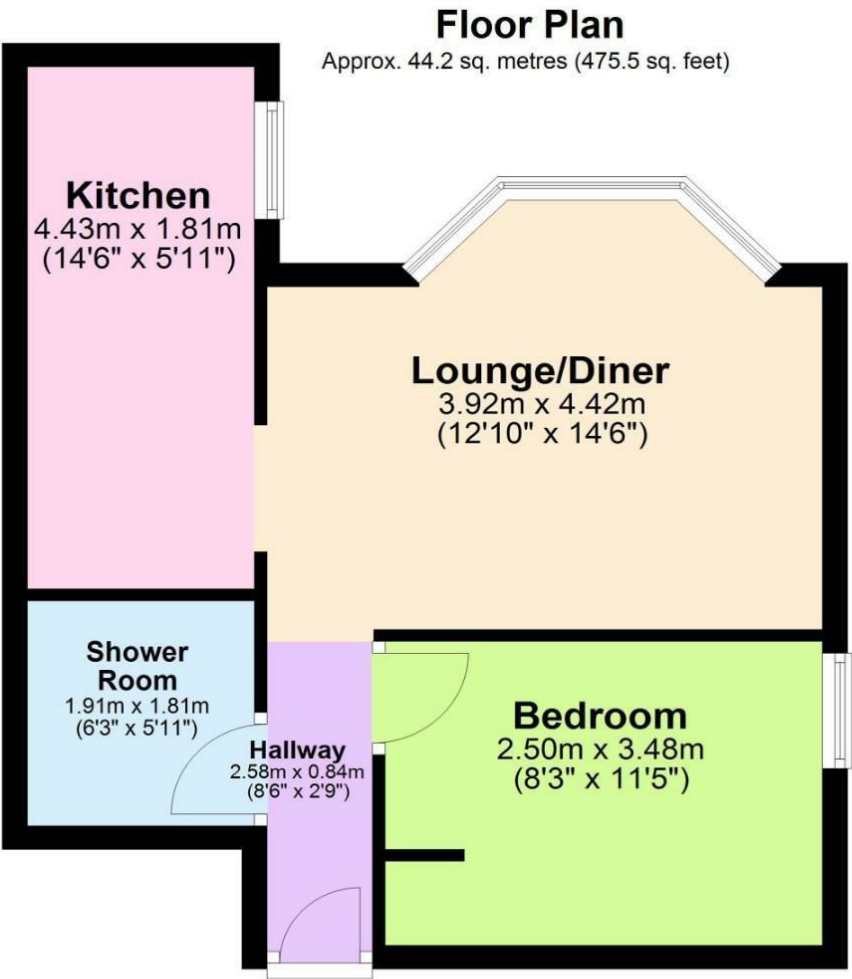
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Total area: approx. 44.2 sq. metres (475.5 sq. feet)

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	

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.