



Western Road, Brighton

Offers In Excess Of

£175,000

Leasehold

- ONE BEDROOM APARTMENT
- CENTRAL BRIGHTON LOCATION
- NO ONWARD CHAIN
- GOOD DECORATIVE ORDER THROUGHOUT
- IDEAL INVESTMENT
- LONG LEASE

Robert Luff & Co are delighted to offer to market this well presented one bedroom apartment which occupies part of this converted period building conveniently located on Western Road. This apartments benefits from being ideally situated with Brighton Seafront, the promenade, British Airways i360 attraction, Churchill Square and the famous Brighton Lanes all on your doorstep. Brighton train station is 0.5 miles away with its direct commuter links to London Victoria & London Bridge.

Upon entering the apartment through the entrance hall you will find your open planned kitchen/living area with wall and base units, double bedroom and fitted white bathroom suite.

T: 01273 921133 E:
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Accommodation

Kitchen/Living Area 13'11 x 15'11 (4.24m x 4.85m)

High gloss white fitted kitchen, stainless steel sink/drainer unit, washing machine, oven, hob and extractor, fridge freezer and two windows to side.

Bedroom One 13'10" x 10'1" (4.22m x 3.07m)

Window to rear and radiator.

Bathroom

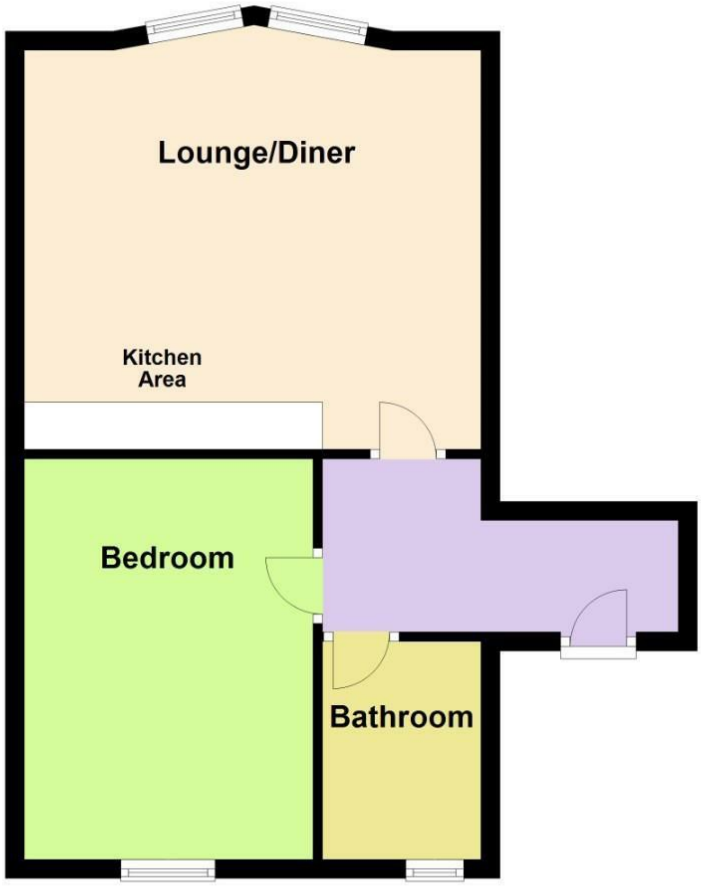
Fitted suite with bath and shower overhead, wash hand basin, WC and window to rear.

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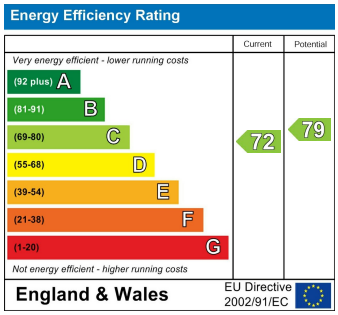
Floorplan

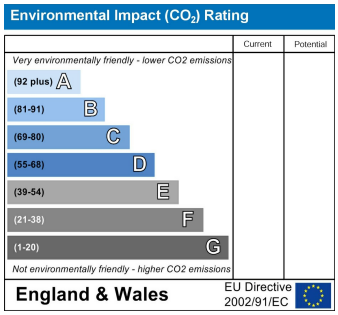
Floor Plan

Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 44.5 sq. metres (478.8 sq. feet)





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.

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