



Guide Price  
£325,000  
Share of Freehold

## Bath Street, Brighton

- LARGE PRIVATE REAR GARDEN
- SHARE OF FREEHOLD
- OWN STREET ENTRANCE
- ONE BEDROOM
- POPULAR 7-DIALS LOCATION
- 44.3 SQM

\*\*\*GUIDE PRICE: £325,000 - £350,000\*\*\*

Robert Luff & Co are delighted to bring to market this spacious one bedroom garden flat ideally situated in the ever popular 7-Dials area. Bath Street is within walking distance of Brighton Mainline Railway Station (0.4 miles), the seafront/promenade (0.8 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.

Accommodation offers; Open planned kitchen / lounge, spacious bedroom, bathroom with utility space. Other benefits include; own street entrance, private rear garden and a share of the freehold.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Own Street Entrance

#### Hallway

Wall mounted radiator, storage with utility space, engineered wooden floor, doors leading to;

#### Open Planned Kitchen / Lounge 16'2" x 11'4" (4.93m x 3.46m)

Kitchen; Mixture of base and wall units, space for appliances, gas hob with overhead extractor, engineered wooden floor, door leading to rear garden.

Lounge; engineered wooden floor, feature fire place, large sash window, built in storage cupboards

#### Bedroom 14'7" x 11'9" (4.45m x 3.59m)

Laminate flooring, bay window with sash windows, free standing radiator, feature fireplace, built in storage cupboard, cornicing

#### Bathroom

Tiled flooring, bath with overhead shower, WC, sink, extractor fan

#### Rear Garden

Large North / West facing garden

#### Agents Notes

Tenure: Share Of Freehold

Service Charge: £300 per annum

Ground Rent: N/A

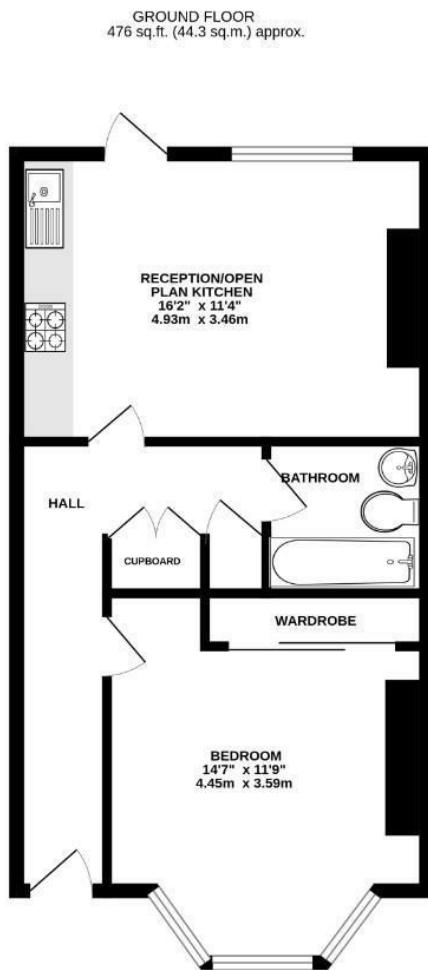
Council Tax: B

EPC: TBC



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# Floorplan



BATH STREET, BRIGHTON  
TOTAL FLOOR AREA: 476 sq.ft. (44.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, symbols and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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		

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.