

Guide Price
£325,000
 Share of Freehold

Bath Street, Brighton

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

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.

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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

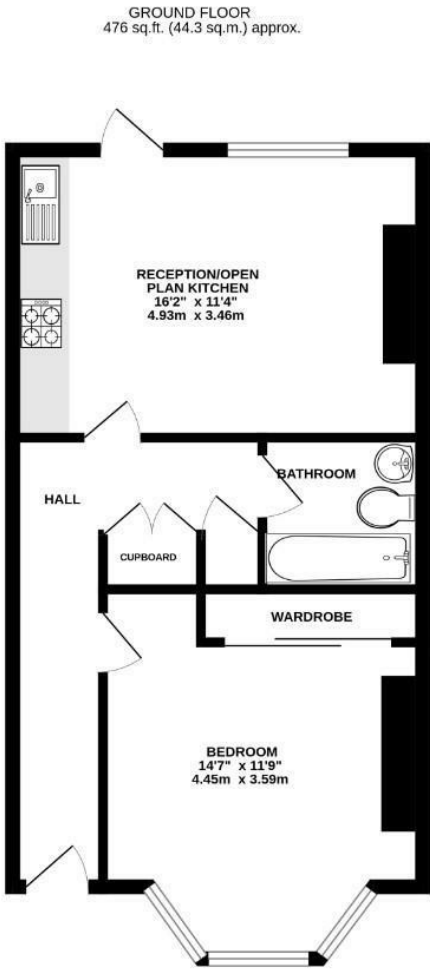
EPC: TBC

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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 herein, 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, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 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 CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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