



Asking Price
£200,000
Leasehold

Compton Avenue, Brighton

- A WELL PRESENTED TWO BEDROOM APARTMENT
- NEW LEASE ON COMPLETION
- LOCATED IN SEVEN DIALS
- CLOSE PROXIMITY TO BRIGHTON STATION
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN

Robert Luff & Co are delighted to offer for sale this two bedroom lower ground floor apartment located in the heart of Seven Dials. This apartment benefits from being in good order throughout, a new lease on completion, communal gardens and no onward chain.

Located in Compton Avenue this apartment is on the doorstep of Seven Dials with its variety of bars, restaurants, cafes, supermarkets and local independent shops. The property is also located within close proximity to Brighton mainline station with its direct links to London and is also walking distance to central Brighton and Hove Seafront. This one bedroom apartment is an ideal first time buy or investment.

**Robert
Luff & Co**
Sales | Lettings | Commercial

T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen 16 x 4'9 (4.88m x 1.45m)

Lounge/Diner 14'1 x 11'10 (4.29m x 3.61m)

Bedroom One 18'5 x 8'11 (5.61m x 2.72m)

Bedroom Two 10'7 x 5'11 (3.23m x 1.80m)

Bathroom

WC

Communal Garden

AGENTS NOTES

NEW LEASE ON COMPLETION

The flats share of the total expenditure is 7.11%.

For the period 29th September -2025 to 28th September 2026, the flats share will be £1,704.56.

In addition, there will be a contribution of £319.95 towards pending major external works.

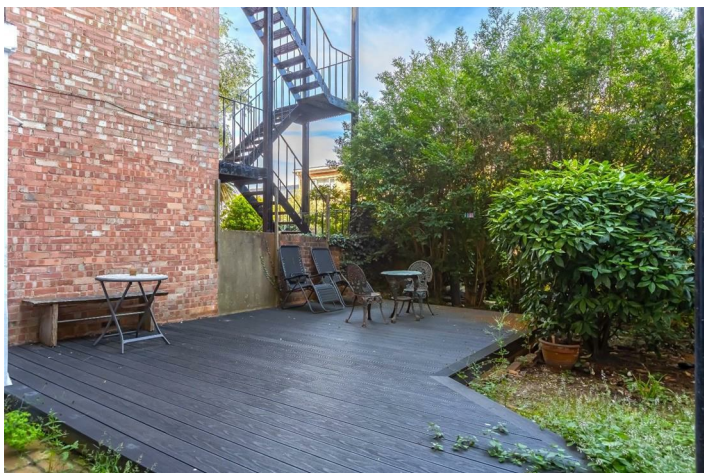
EPC: D

COUNCIL TAX: B

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Total area: approx. 60.6 sq. metres (652.8 sq. feet)

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	

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.