Vernon Terrace, Brighton

Guide price £400,000 to £425,000

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EST. 1990

Vernon Terrace, Brighton, East Sussex, BN1 3JG

Guide Price £400,000 to £425,000

Vernon Terrace is situated moments from Seven Dials in a quiet, leafy conservation area yet with the vibrant energy of the city moments away. The accommodation comprises of two generously sized double bedrooms, each with its own ensuite bathroom, ensuring comfort and privacy for residents and guests alike, additionally, there is a separate W.C. for convenience. The property also has a charming brick paved rear patio and their are many original features, including decorative fire surrounds and sash windows, which add character and charm to the living space.

Spanning an impressive 912 square feet, this flat boasts its own private entrance accessed via original flag stone path and steps, leading into a spacious entrance hall that sets the tone for the rest of the home. The open plan kitchen and living room is the heart of the home, with an original fire surround as the focal point and ample space for dining in addition to bespoke fitted storage providing practical solutions. The kitchen is a chef's dream, equipped with integrated appliances such as a fridge freezer, dishwasher and washing machine, complemented by solid wood work surfaces. Elegant doors open onto a private rear patio which is perfect for al fresco dining or simply enjoying the outdoors.

The private rear patio is enclosed by characterful brick walls and is fully brick paved with outdoor storage, making it an ideal space for entertaining and relaxing.

With a new boiler and radiators installed in 2023, this property is both comfortable and efficient and is sold with no onward chain with a long lease remaining, making it an attractive opportunity for buyers seeking a stylish property in a sought-after location. This home truly represents a unique opportunity to enjoy the best of Brighton living.

Location

Vernon Terrace was built in the 1850s, it has a late Regency/Italianate style with numbers one to six being the oldest in the terrace, they are Grade II Listed buildings due to their architectural and historical importance and are located within the Montpelier and Clifton Hill conservation area.

This popular Seven Dials location offers easy access to Brighton mainline train station (approximately half a mile in distance) and city centre which is why it is extremely desirable especially to those who commute to London. The location also offers additional bus and transport links across the city and the Sussex area. Numerous bars, eateries and amenities are found at the end of the street, the seafront and Western Road are also situated only a short distance to the south. St Ann's Well Gardens is 0.3 miles in distance, which is a popular open green space that has tennis courts and the Open air theatre in Dyke Road Park is also nearby. A plethora of well regarded schools and colleges serve the area, including BHASVIC, Cardinal Newman, Brunswick and Stanford school.

Additional Information

(Outgoings as advised by our client)
Tenure: Leasehold - approximately 147 years remaining on the Lease
Internal measurement: 85 Square metres / 912 Square feet
Service Charge: £2,400 PA, includes building insurance. There is no ground rent payable.
EPC Rating: C
Parking Zone: Y
Council Tax Band: B

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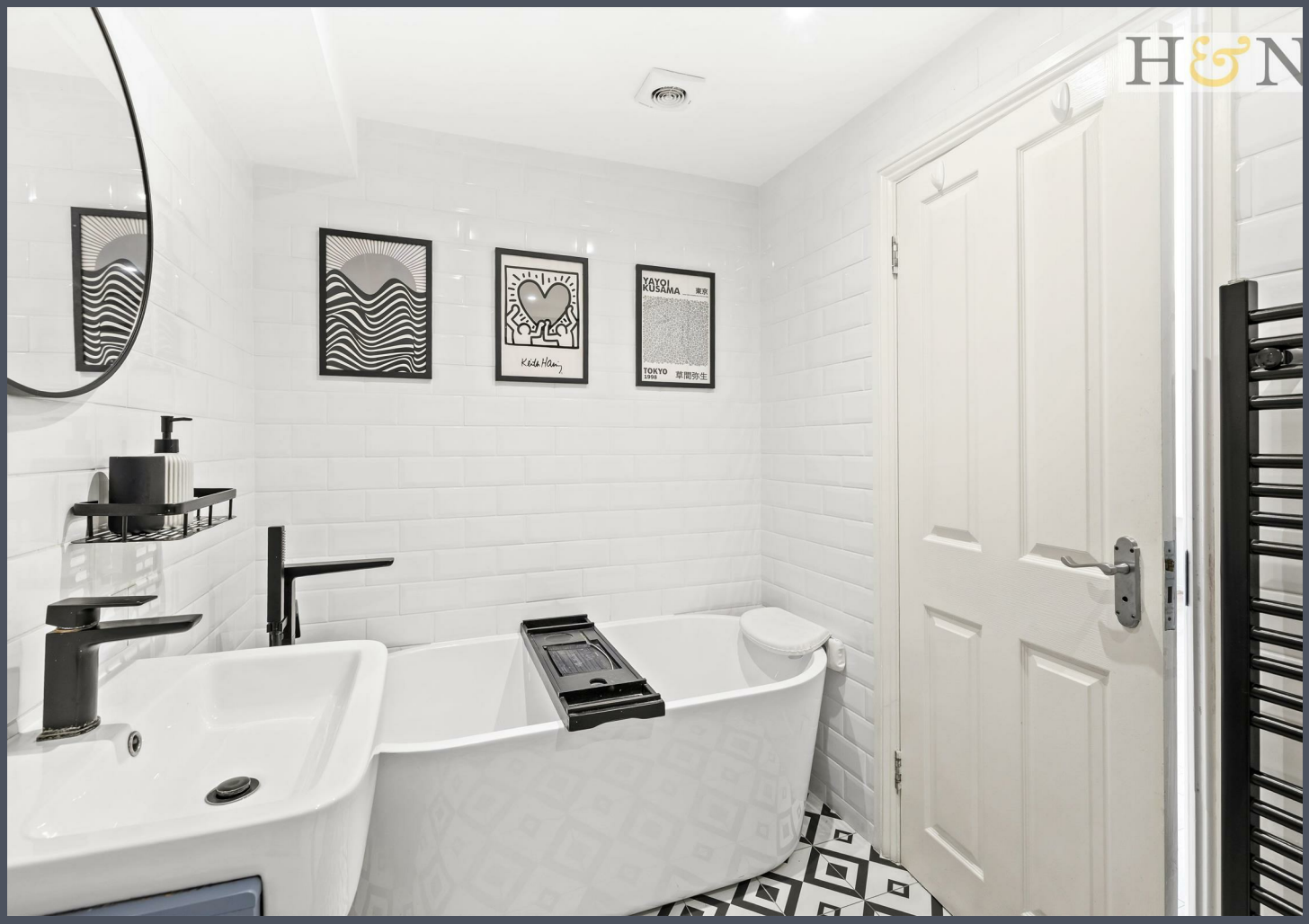
YAYOI KUSAMA
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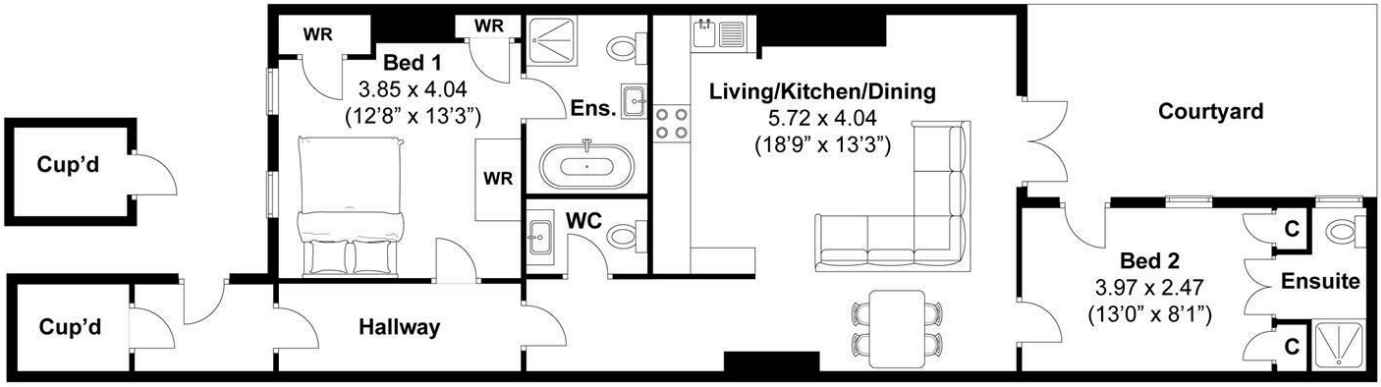
Keith Haring

Vernon Terrace, Brighton

Approximately 85 sqm (912 sqft)



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Disclaimer:
The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.

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