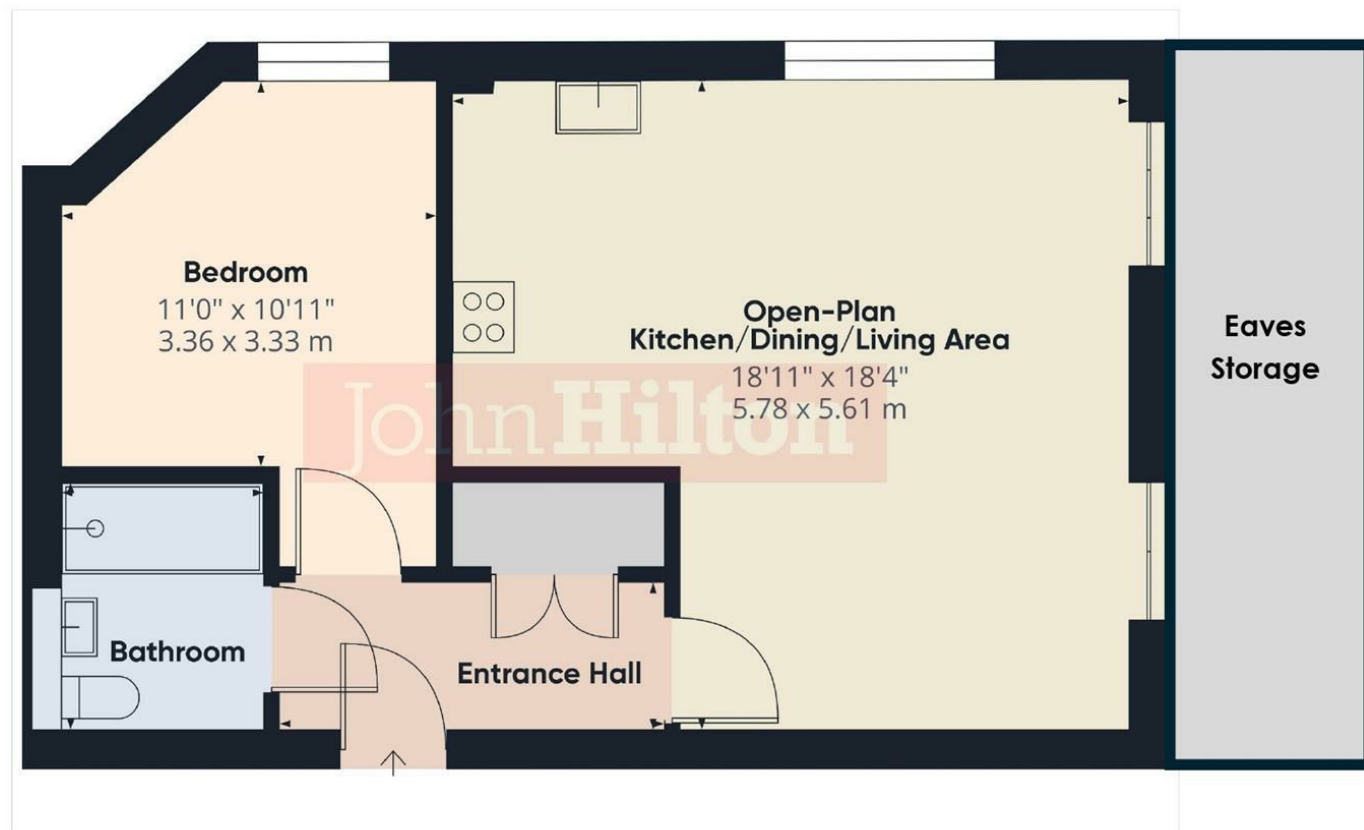


JohnHilton

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Est 1972



Total Area Approx 526.89 sq ft

31 Avalon, West Street, Brighton, BN1 2RP

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £315,000-£340,000
Leasehold

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31 Avalon, West Street Brighton, BN1 2RP

*** GUIDE PRICE £315,000-£340,000 ***

A luxurious one bedroom apartment in an exclusive gated development in the centre of Brighton within a stone's throw of Brighton Beach and within easy reach of Brighton mainline station. This slick city pad offers modern contemporary living in the heart of the city, yet is well set back from the road, ideal for those seeking a vibrant coastal lifestyle with exceptional privacy. Resembling a one-bedroom penthouse, this unique fourth floor apartment occupies its own private floor within the development and is accessed via a passenger lift. Its spacious and modern interior comprises open-plan living accommodation with fitted kitchen, integrated appliances and ample full-width eaves storage, recently upgraded shower room with underfloor heating, and recently upgraded bedroom including fitted wardrobes and new carpet. A delightful apartment which would make a perfect first time buy, or a second home, weekend retreat or bolt-hole by the sea. No onward chain.

Approach

Set back from the road with secure gated access. Stairs from underground car park ascend to communal square - No. 31 is the building to the north.

Communal Entrance

Door intercom, well-kept communal entrance hall with lockable postage units, stairs and passenger lift to fourth floor.

Entrance Hall

Tiled floor, video entryphone, large built-in storage cupboard housing 'Megaflo' hot water cylinder and electric boiler.

Open-Plan Kitchen/Dining/Living Area:

5.78m x 5.61m (18'11" x 18'4")

Kitchen Area

Range of modern fitted units at eye and base level with concealed lighting and square-edge worktop with low-level acrylic splashback. One-and-a-half bowl stainless steel sink with mixer tap and drainer, built-in oven and microwave, induction hob with contemporary extractor hood over, integrated dishwasher, washing machine and fridge-freezer, brushed oak laminate flooring.

Living/Dining Area

Window overlooking communal square, brushed oak laminate flooring, glass breakfast bar with industrial style bracket fittings, full-width built-in storage cupboards with mirrors above, electric panel heater.

Bedroom

3.36m x 3.33m (11'0" x 10'11")

Window overlooking communal square. Upgraded in 2023 with new carpet, new fitted wardrobes with lighting and built-in units for jewellery and shoes, and TV points with concealed wiring.

Shower Room

Upgraded in 2023. Fully-tiled with electric underfloor heating. Large walk-in shower enclosure with shower unit incorporating massage jets and raised shower head plus hand shower attachment. Wash basin with recessed de-misting mirror over with LED lighting, low-level WC and heated towel rail.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band: **C**

- Luxurious One Bedroom Apartment
- Exclusive Gated Development Set Back from Road
- Fourth Floor with Passenger Lift Access
- Triple Glazed Windows
- Modern & Spacious Open-Plan Accommodation
- Fitted Kitchen with Integrated Appliances
- Upgraded Shower Room with Rainfall Shower & Underfloor Heating
- All Mod Cons & Ample Storage
- City Centre Location, Close to Seafront
- NO ONWARD CHAIN