



76b Warleigh Road

Brighton, BN1 4NS

**£290,000 SHARE OF FREEHOLD**

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# 76b Warleigh Road, Brighton, BN1 4NS



## Description

Avard Estate Agents is delighted to offer for sale this lovely one-bedroom garden flat with the benefit of a share of the freehold and extended lease. With an excellent location for the city centre and lively local community, this property is situated a couple of minutes from London Road station and an easy 15-minute walk to Brighton station making access to London and Gatwick Airport very convenient.

This well-maintained flat in a period building has an upgraded electrical system, managed and maintained fire-alarm system, newly-laid carpets and has been recently decorated throughout with new double-glazed windows in the kitchen and bathroom. Located in the popular Ditchling Rise area between Fiveways and Preston Circus, Warleigh Road is a quiet street very close to local shops, cafes and restaurants as well as highly-rated schools.

The area has many popular gastro pubs including the Open House, Signalman, Roundhill and The Joker while Fiveways is within easy reach with its great delis, hairdressers, butcher and baker while the Duke of York's Picturehouse is just around the corner.

The well-presented accommodation on the ground floor includes a living room with an open fireplace, kitchen leading on to the enclosed garden, double bedroom and a bathroom. The flat benefits from two large internal storage cupboards, gas central heating and reasonable service charge of approximately £500 per annum.



Award  
Estate Agents

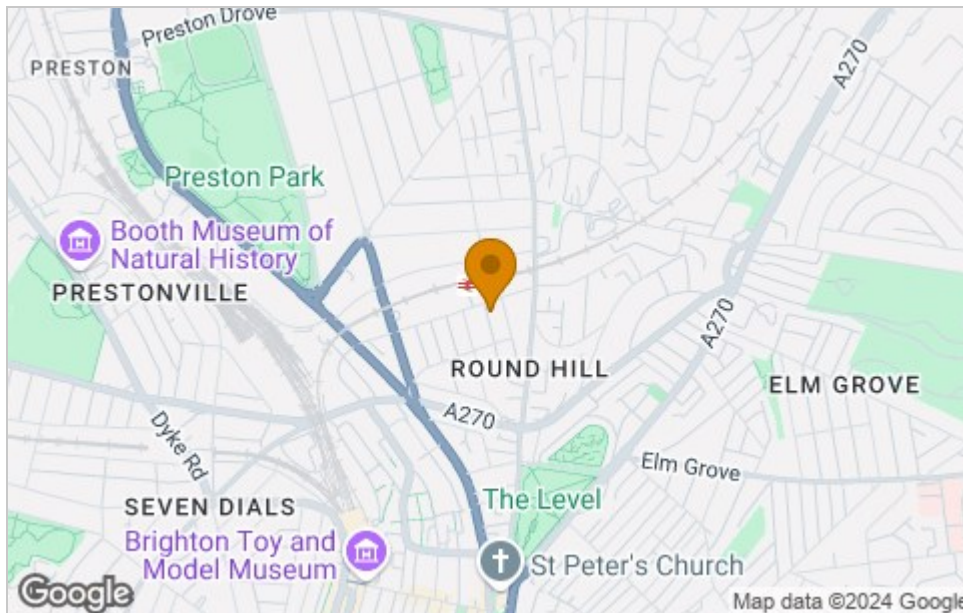


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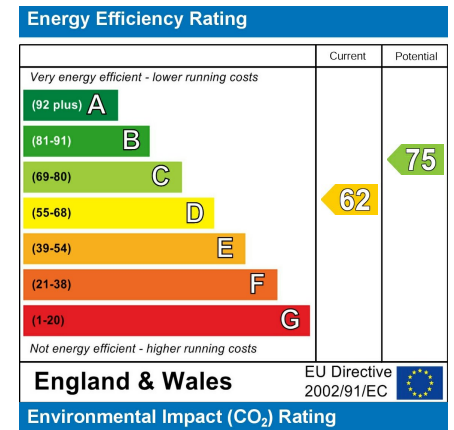
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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