



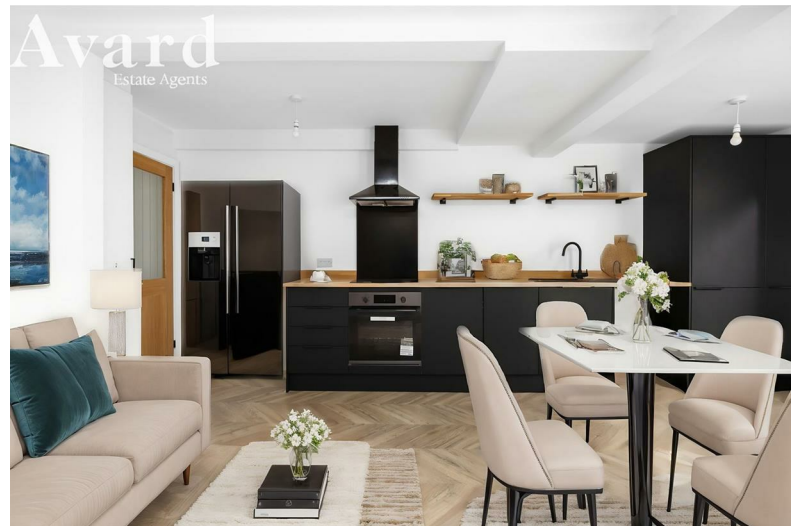
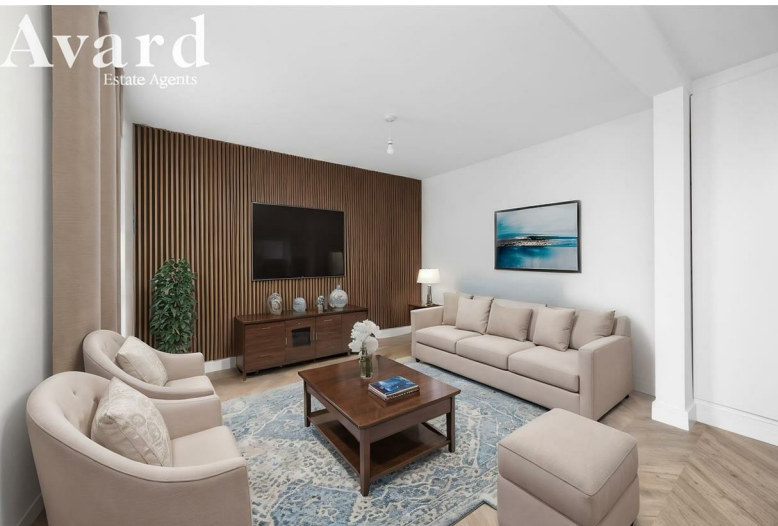
37a Campbell Road

Brighton, BN1 4QD

**Asking price £265,000**  
**SHARE OF FREEHOLD**



# 37a Campbell Road, Brighton, BN1 4QD



## Description

Nestled in the heart of Campbell Road, Brighton, this charming one-bedroom flat is a true gem waiting to be discovered. Avarad Estate Agents proudly present this newly modernised property, boasting a blend of contemporary elegance and period charm.

Upon entering, you are greeted by a welcoming open-plan living area that has been tastefully updated to a high standard by the previous owners. The flat features a newly decorated kitchen, all exuding a sense of style and sophistication.

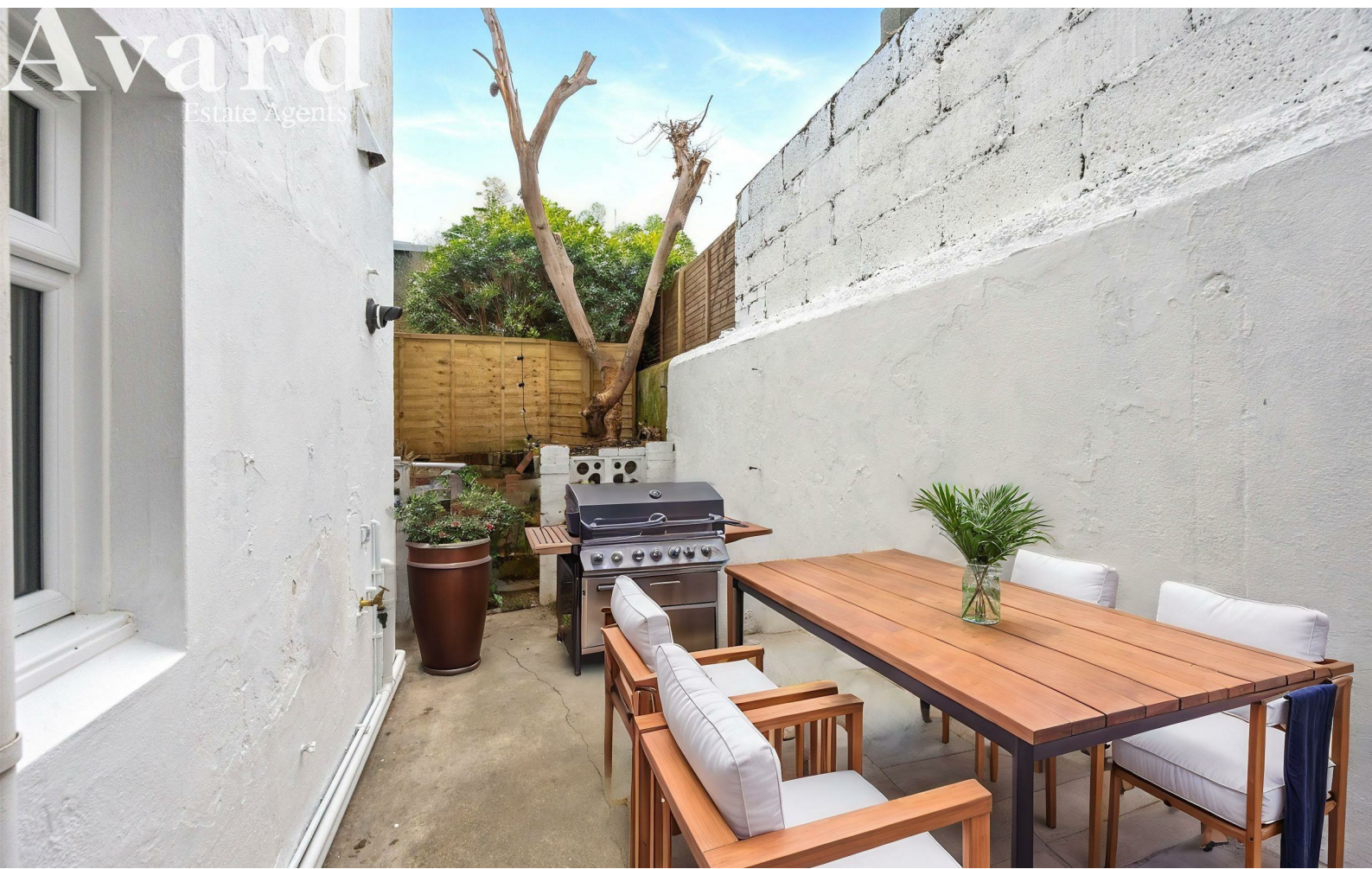
One of the standout features of this flat is its own street entrance, offering a sense of privacy and exclusivity. Step outside to find a delightful patio garden, perfect for enjoying a morning coffee or hosting intimate gatherings with friends and family.

Conveniently located near Preston Circus, residents will have easy access to a plethora of amenities including shops, bars, restaurants, and shopping facilities. For film enthusiasts, the proximity to the famous Duke of York's Picturehouse is a definite plus.

Ideal for commuters, Brighton Mainline train station is just a short stroll away, providing excellent links to Gatwick Airport and London. Whether you're a first-time buyer, downsizer, or investor, this flat ticks all the boxes for a comfortable and convenient lifestyle.

With new herringbone flooring, new carpets, new gas boiler and heating, newly decorated and newly rewired this property has been meticulously updated to offer a turnkey solution for its new owners. Don't miss the opportunity to make this outstanding apartment your own - schedule an internal inspection today and prepare to be impressed!

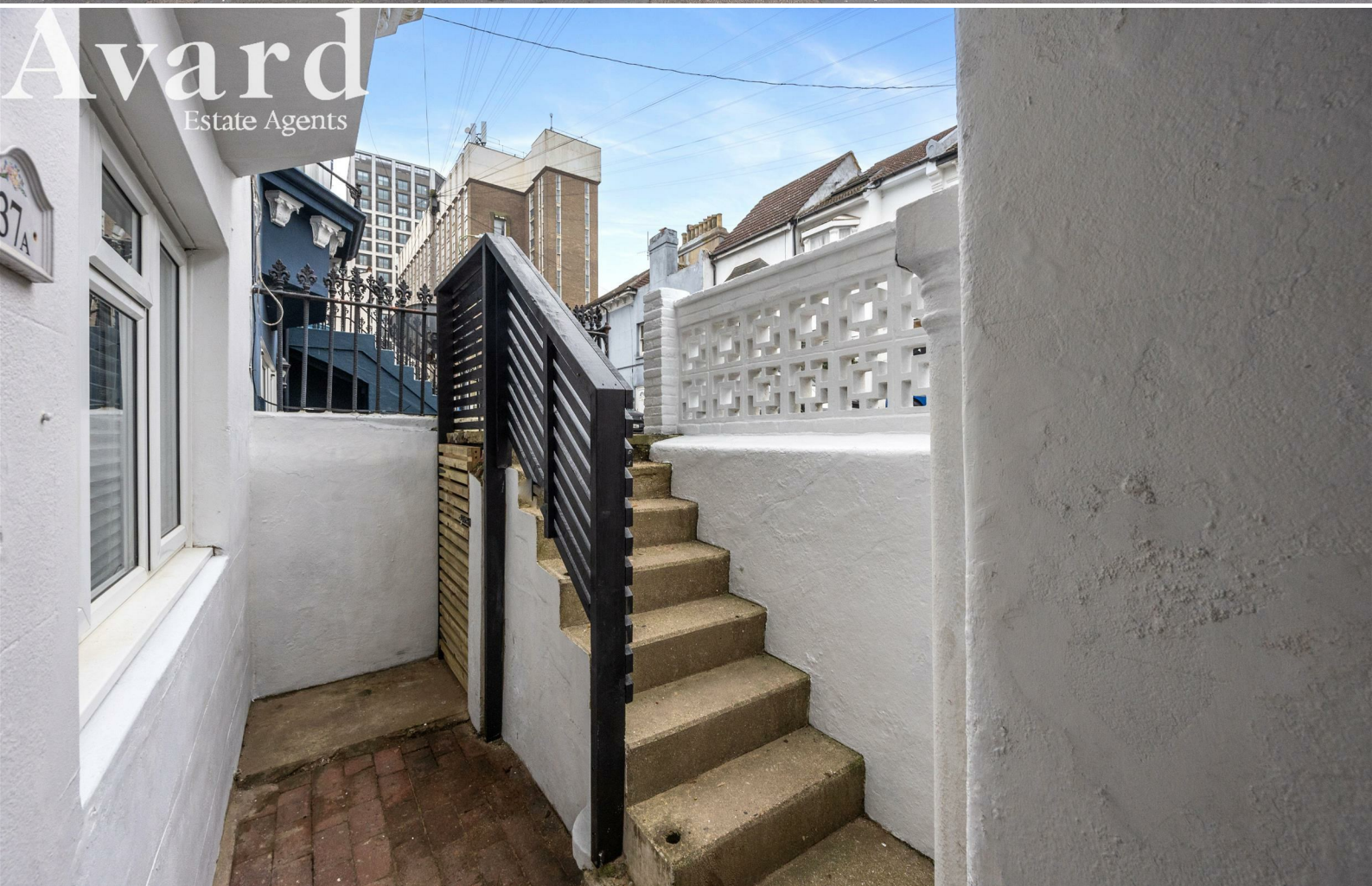
- Luxury Apartment
- Exceptional Finish
- Rear Patio Garden
- Ideal For Commuters
- No Onward Chain
- Share Of Freehold
- Fully Re Wired & Re Plumbed
- Must Be Viewed



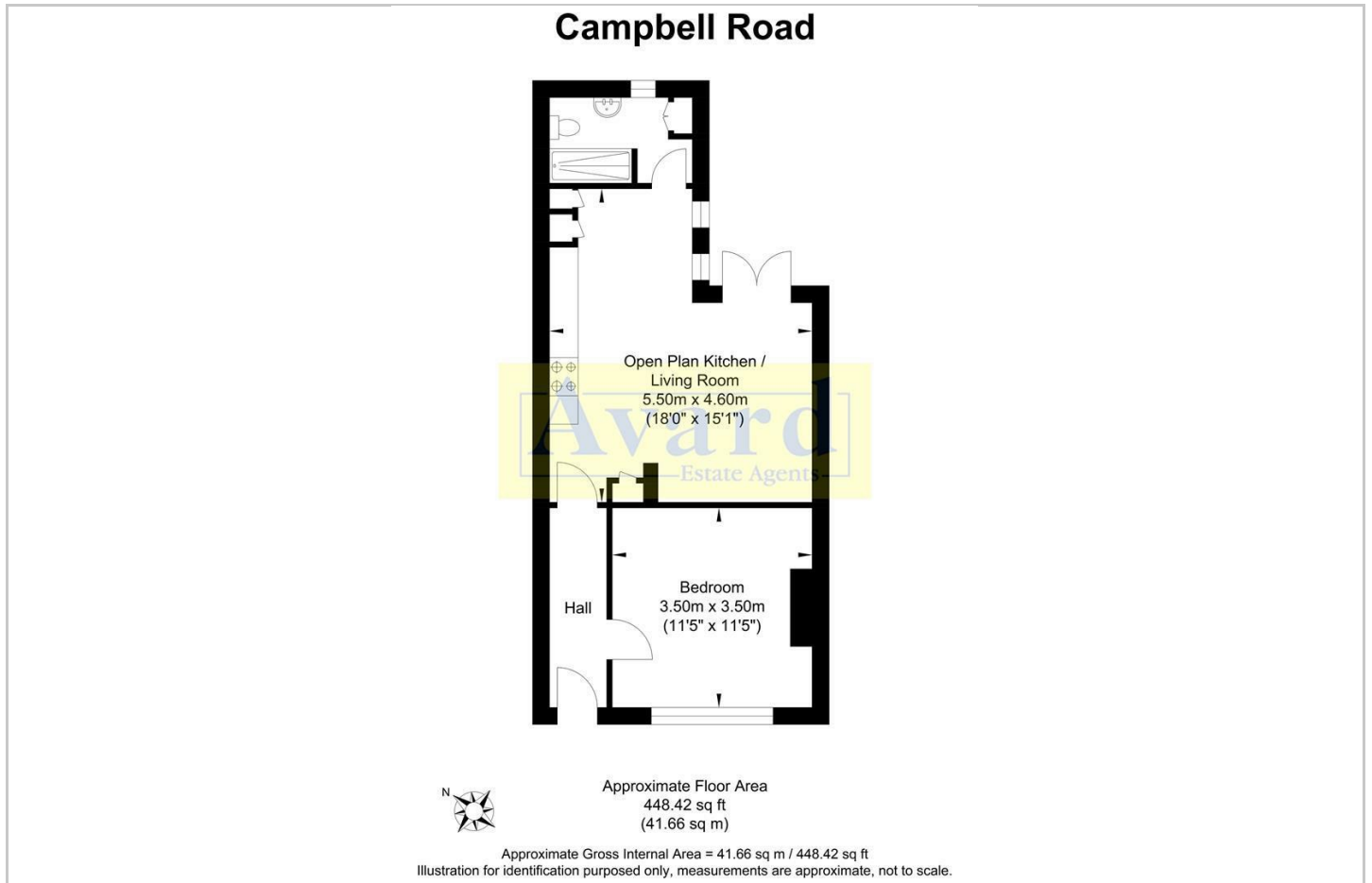
Award  
Estate Agents



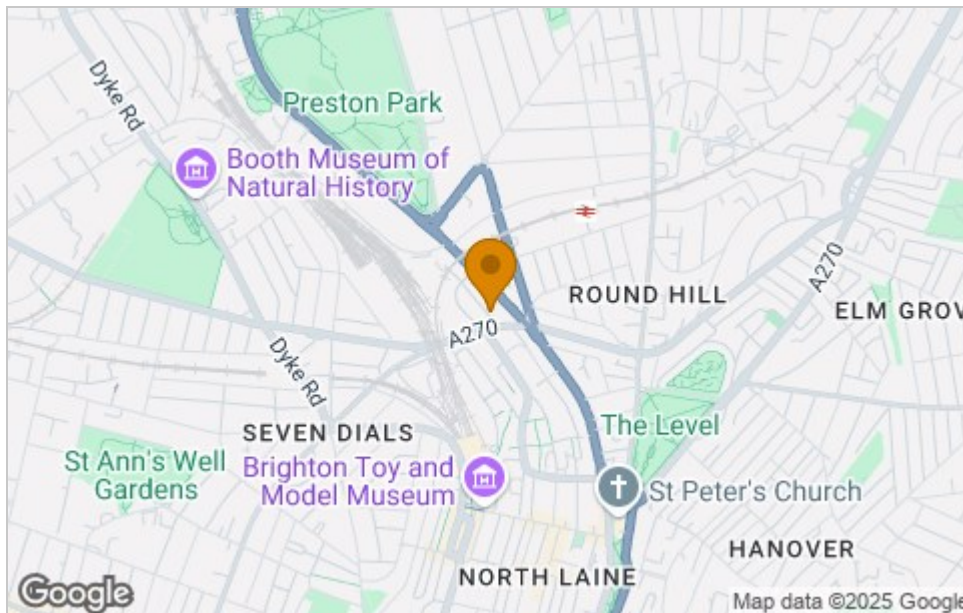
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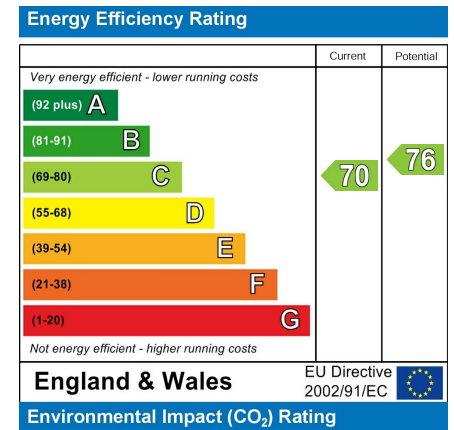
## Floor Plan



## 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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