56 Southdown Avenue, Brighton, BN1 6EH

£285,000 Leasehold

BEAUTIFULLY PRESENTED one bedroom FIRST FLOOR (TOP) CONVERSION FLAT situated in this very SOUGHT AFTER ROAD within the GOLDEN TRIANGLE close to both Preston Park and the cafes & independent shops of Fiveways. The flat itself is offered for sale with NO ONWARD CHAIN & has many impressive highlights including PERIOD FEATURES, a large bright lounge and a STUNNING SHARED GARDEN. Energy Rating: D62

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Communal Hallway
Front door & stairs to:

First (Top) Floor

Hallway
Cupboard housing meters, radiator, hatch to loft.

Kitchen
Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, integrated oven with 4 ring gas hob over & extractor above, space & plumbing for washing machine, space for large fridge/freezer, space for further appliances, cupboard housing 'Glow-Worm' combi boiler, vinyl flooring, part tiled walls, feature fireplace, radiator, ceiling coving, window & patio door to rear garden.

Bathroom
White suite comprising tiled panelled bath with mixer tap & hand grips, rainfall shower head over, shower screen, pedestal wash hand basin, low level WC with dual flush, radiator, 2 x windows to side with frosted glass, fully tiled walls, vinyl flooring.

Bedroom
Feature fireplace, wardrobe space built into chimney recesses, ceiling cornicing, radiator, uPVC double glazed windows to rear.

Lounge
Fireplace with tiled hearth, stripped wooden floorboards, ceiling cornicing, radiator, sash bay window to front, further sash window to front.

Outside

Shared Garden
Steps down to shared garden with patio area, further lawned area with space for table & chairs, array of mature pot plants & shrubs, walled boundaries, shed.

Total approx Floor Area
566 sq.ft. (52.6 sq.m.)

Parking Zone J

Council Tax Band B

V3

WHAT THE OWNER SAYS:

"I moved in nearly 20 years ago and if it wasn't for needing to move away from Brighton then I would not be leaving this area or this flat. Fiveways was always the place I wanted to live and this is the best neighbourhood in Brighton and I will miss it very much....but life changes sometimes and I have enjoyed every last minute of the neighbourhood and the garden having bbqs and enjoying the sun trap I have been accustomed too for so long."

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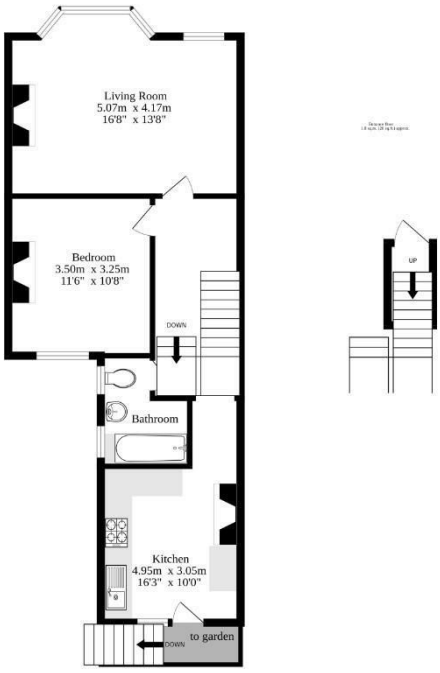

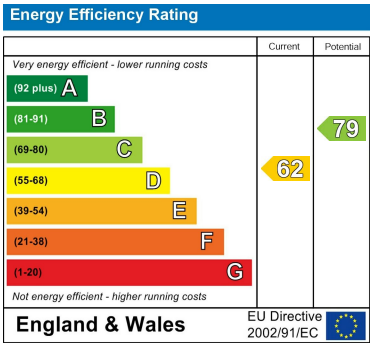

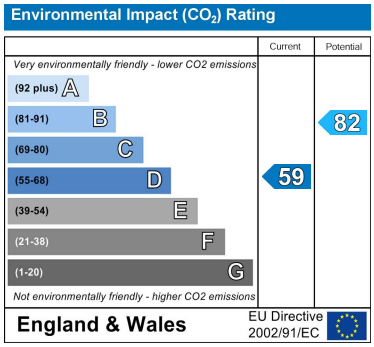

IMPORTANT
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