



26 Compton Road, Brighton, BN1 5AN

£220,000 Share of Freehold

Price Guide: £220,000 - £230,000 ** CHAIN FREE 1 bedroom SHARE OF FREEHOLD flat, set on the first floor of this popular purpose-built block in a SOUGHT AFTER LOCATION. Perfectly placed close to Preston Park and Dyke Road, the flat offers excellent access to a range of independent shops and cafes. Preston Park train station provides fast links to London, as well as a range of local bus routes and the option of on-street parking.

Inside, the spacious lounge enjoys FAR REACHING VIEWS out across Preston Park and the South Downs, with a private, non-overlooked aspect to the rear, and a sliding patio door leading to a Juliet balcony. Further highlights include a separate dual-aspect kitchen, a white suite bathroom, and gas-fired central heating. The property is offered chain free and is ideally suited to a first time buyer or investor. Viewing is highly recommended to fully appreciate the accommodation, views and convenient location. This flat is exclusive to Maslen Estate Agents. Energy Rating: C71

Communal front door to:

Communal Hallway

Stairs rising to first floor, personal storage cupboard, personal front door to:

Hallway

Radiator, wall mounted entry phone, doors to all rooms.

Bedroom

Window to front, radiator, built in wardrobe.

Bathroom

WC, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, wall mounted shower unit over, ladder style heated towel rail, part tiled walls, built in storage cupboard, window to side with frosted glass.

Lounge

Sliding door to rear, views out over Preston Park and the South Downs, built in cupboard housing meters, radiator, door to:

Kitchen

Range of wall & base units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset gas fired hob, integrated oven below, space & plumbing for washing machine, space for fridge/freezer, wall mounted 'Glow-worm' boiler (new in 2022), part tiled walls, radiator, window to side, window to rear with views out over Preston Park and the South Downs.

External

Shared external area with bike store.

Total approx floor area

44.0 sq.m. (474.1 sq.ft.)

Parking zone A

Council tax band A

V3

What the owner says:

"What I'll miss most about this flat is drinking my morning coffee watching the sun come up over the South Downs, it's pretty special!

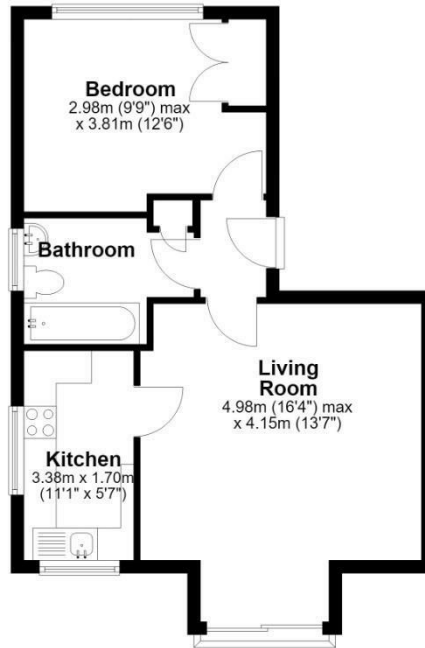
I've also loved 'Unearthed Coffee' round the corner, and the shops at 7 Dials, as well as Preston Park just down the road. I can jump on the train to London from Preston Park station really easily. It's a really great location, and the flat is both airy and light, and also homely and cosy.

The neighbours here are all lovely and the road has a great community feel - and a great whatsapp group if you ever need to borrow something!"





Raised Ground Floor



Total area: approx. 44.0 sq. metres (474.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Downsview

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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