



## 64B Compton Road, Brighton, BN1 5AN

£375,000 Leasehold

Compton Road is a sought-after residential location in BN1, known for its strong sense of community. Less than a mile away lies Preston Park, the city's largest urban green space. This stylish maisonette spans the first and second floors of an elegant Victorian terraced home. The first floor features a bright and spacious living/dining room with a large bay window, a contemporary kitchen boasting stunning views over Brighton, a double bedroom, and a separate WC. A staircase leads to the second floor, where a Velux window and built-in storage on the half-landing enhance the space. The master bedroom is generously sized, offering built-in storage, panoramic views across the city, and an adjacent modern bathroom. The property is beautifully presented throughout, with gas-fired central heating and double-glazed windows ensuring comfort and efficiency and with a very long lease, this is an opportunity not to be missed. Viewings are highly recommended. Energy Rating: D56

Nearby Seven Dials offers a vibrant mix of independent shops, well-known retailers, cafes, restaurants, delicatessens, and traditional pubs. The area benefits from excellent transport links, with mainline train stations within easy reach, as well as being within the catchment for highly regarded schools.

**ADDITIONAL INFORMATION:**

Tenure: Leasehold

Length of lease: 986 years

Service charge - variable from year to year but between £1000-£1600

Ground rent - £15 peppercorn

Council tax band: B

Parking permit zone: A (no waiting list)

No short term lets/Airbnb allowed

Pets allowed with freeholder consent

Distance to Preston Park train station: 0.3 miles (9 min walk)

**Total approx floor area**

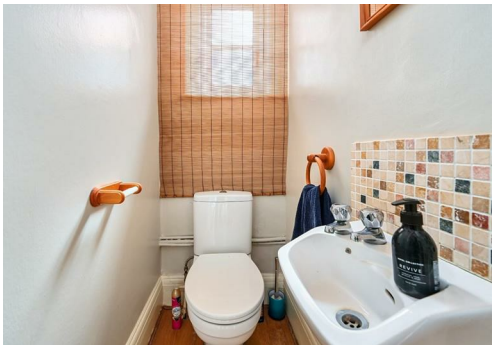
71.5 sq.m. (770 sq.ft.)

**Parking zone A**

**Council tax band B**

**V1**







## Compton Road, BN1

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



First Floor

Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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### IMPORTANT

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

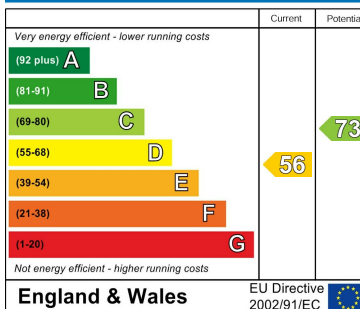
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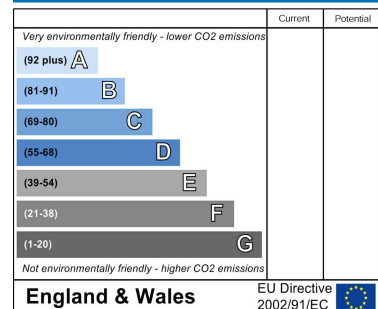
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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