













Ground Floor, 10 The Drive, Hove, BN3 3JA | 1 The Parade, Valley Drive, Brighton, BN1 5FQ
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97A Trafalgar Road

Brighton, BN41 1GU

Asking price £250,000



Asking Price £250,000.....FREEHOLD... GARAGE... PRIVATE FRONT DRIVEWAY.....A spacious and highly individual one-bedroom first-floor flat, offering approximately 665 sq ft of internal accommodation, together with an unusually generous private driveway, separate garage, substantial boarded loft and a versatile outbuilding.

The property is approached via its own private entrance, with stairs leading to a bright first-floor landing. To the front is an impressive bay-fronted living room measuring nearly 17ft, providing ample space for relaxing, dining or working from home. The accommodation also includes a generous double bedroom, a fitted kitchen and a windowed bathroom.

A particular feature is the private front driveway, which the vendor advises measures approximately 80 sq m and provides parking for up to three vehicles. There is also a separate garage and a secure outbuilding, ideal for bicycles, storage or specialist home-working use.

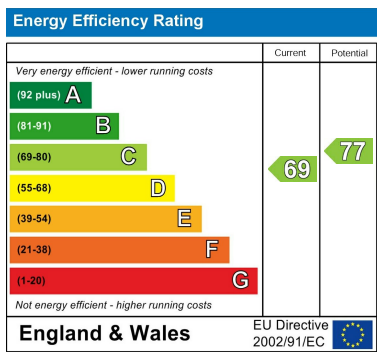
The outbuilding is equipped with a 12kW air-conditioning system and dual 16-amp power supplies, making it potentially suitable for securely housing high-powered server or IT equipment.

The property also benefits from an extensive loft space, with a footprint approximately equivalent to the combined area of the bedroom, staircase and living room. The loft is already boarded, providing substantial additional storage.

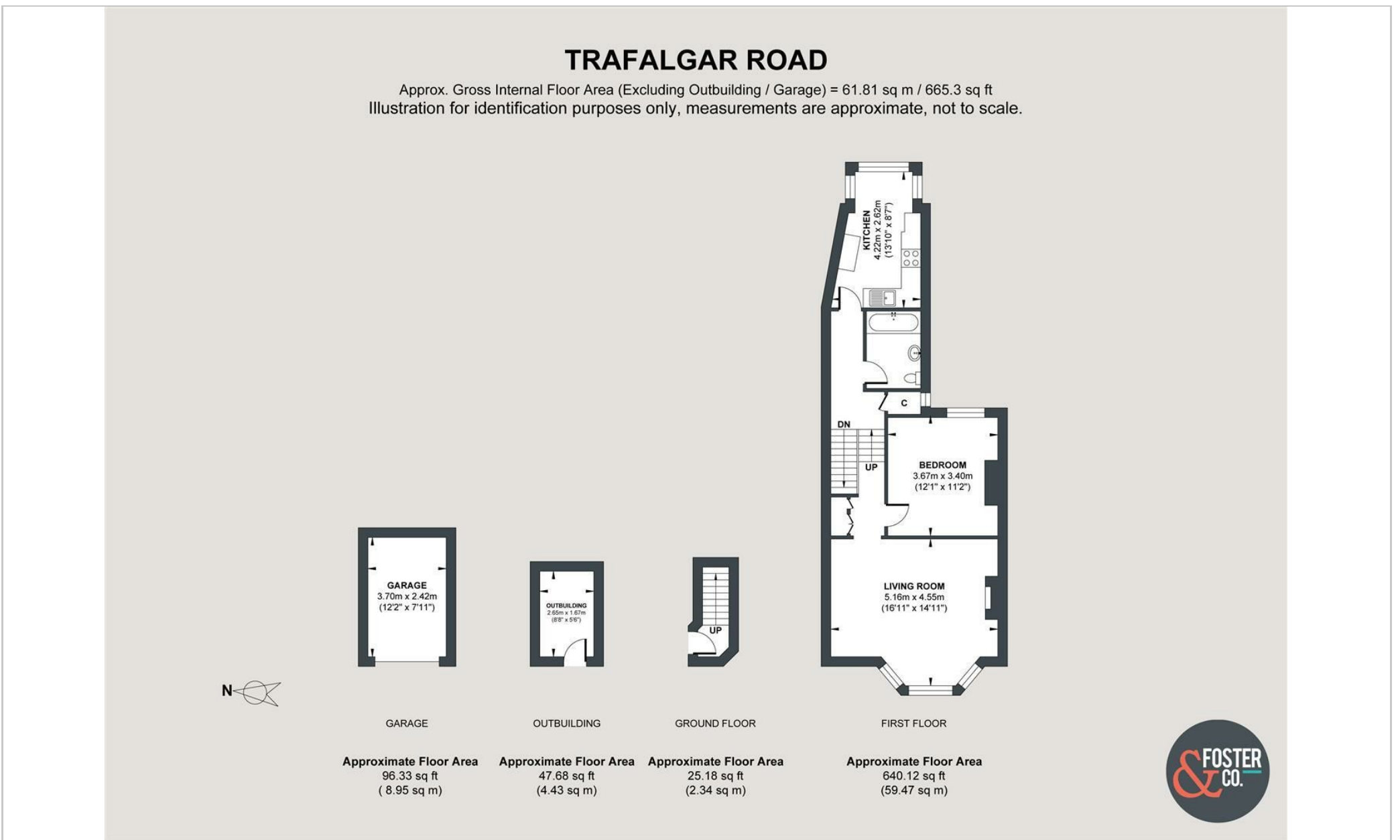
The vendor advises that 97A includes the freehold interest for the entire building, with the lease of the ground-floor property, 97, granted by the owner of 97A. This arrangement, together with the exact tenure, lease terms and associated responsibilities, should be confirmed by the purchaser's solicitor.

Conveniently positioned for local shops, amenities and transport links, this distinctive property would make an excellent home for first-time buyers, commuters, investors or those requiring exceptional parking, storage and home-working facilities.

- First-floor freehold flat
- Approximately 665 sq ft
- Separate fitted kitchen
- Private front driveway
- Loft space plus bike storage room
- Spacious one-bedroom accommodation
- Large bay-fronted living room
- Full bathroom suite
- Separate garage
- Guide Price £225,000 to £250,000







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