

# Norfolk Square

## Brighton



# Norfolk Square Brighton

£140,000



1

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

SOLD BY LEXTONS AUCTIONS

100 years remaining on the lease

Good size and fully vacant one bedroom second floor flat ideal as first time purchase or buy to let investment. Having a feature lounge and bay window, to compliment there is a fully fitted kitchen, partly tiled white coloured bathroom suite, gas central heating and carpets.

Location wise you are quite literally on the doorstep of everything you might require including bars, shops, restaurants, eateries and coffee shops in Western Road which in turn leads directly to the indoor shopping mall at Churchill Square. There is also easy access to the seafront with its bathing beaches and leisure facilities.

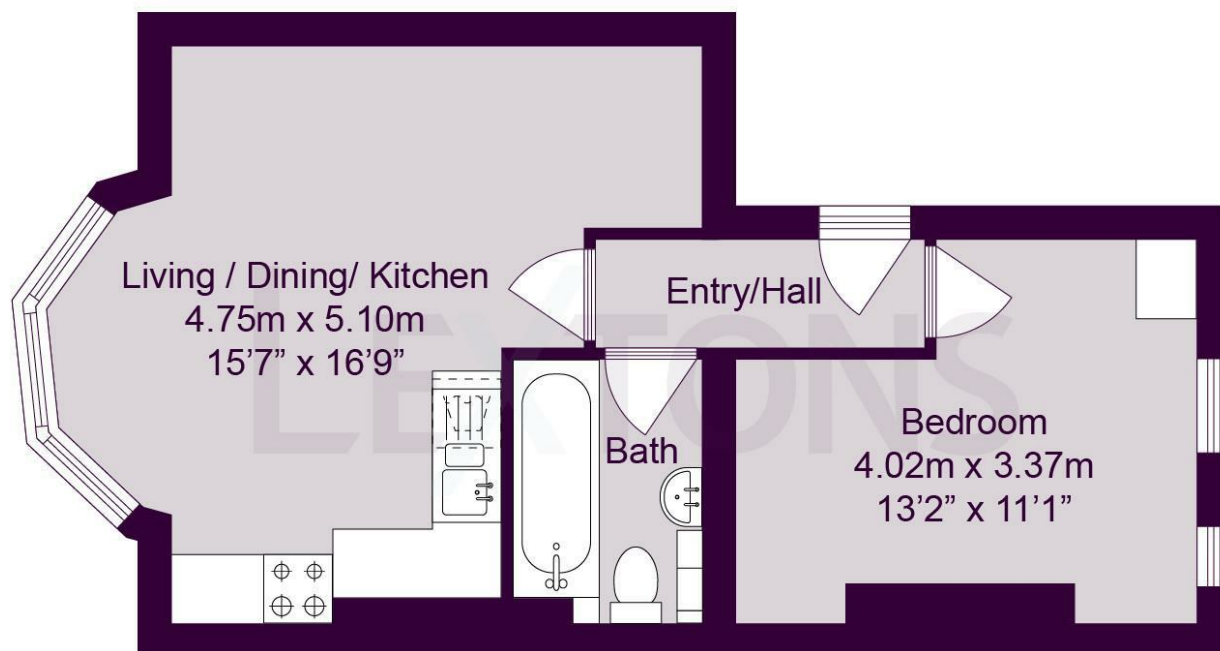
Brighton & Hove both host mainline railway stations providing direct commuter links to London.

Viewing is highly recommended.





SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Approximate gross Internal floor Area 40 sq m/ 427 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**LEX**TONS

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

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