



## 1, 45, Old Shoreham Road, Brighton, BN1 5DQ

### Offers Over £375,000 Share of Freehold

Elliotts are delighted to offer this spacious central Brighton garden apartment located a stone's throw from the popular Seven Dials district and it's array of independent shops, bars and restaurants. The apartment sits walking distance from Brighton Station and the very heart of the city centre.

- South Facing Garden
- 58.6 sq.mt/631 sq.ft
- Feature 21'7" Open Plan Living Room
- Two Double Bedrooms
- Freehold to the Building
- Separate Utility Space
- Own Street Entrance
- Parking Space
- Seven Dials District
- No Ongoing Chain



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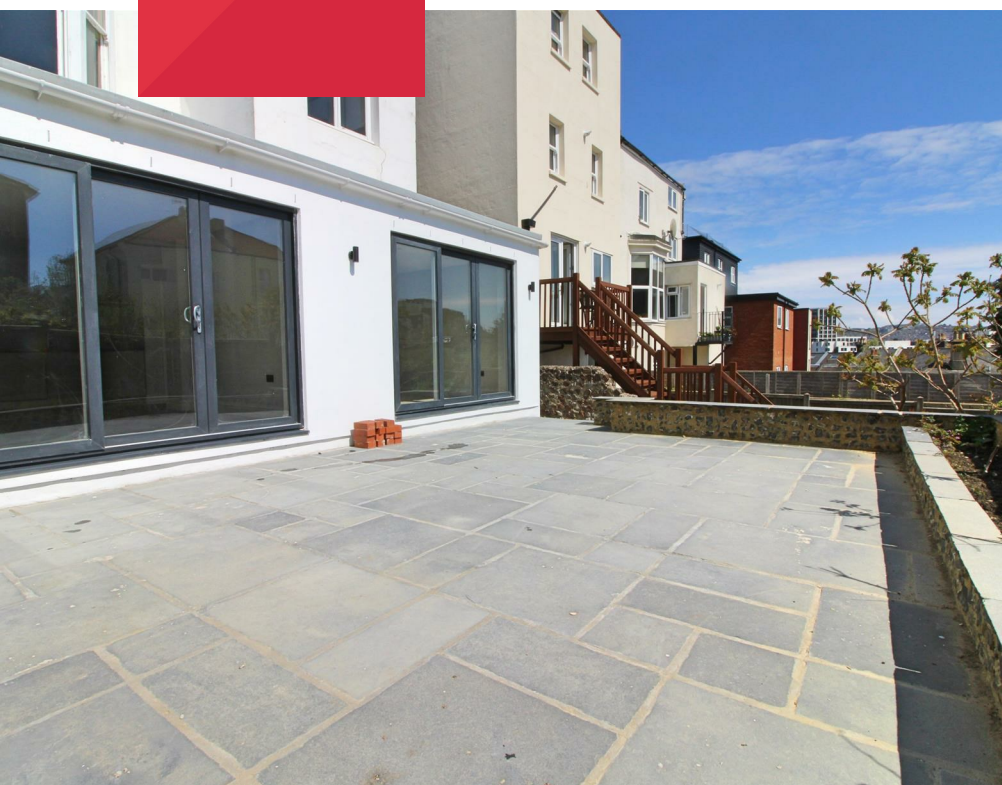
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Refurbished to a high standard, the apartment has two double bedrooms, with the main bedroom offering access onto a south facing garden area. The apartment has a newly fitted contemporary bathroom with bath and overhead shower, toilet and basin; adjacent the bathroom is a handy utility space. A huge plus point is the fact the apartment has it's own street entrance and an allocated parking space.

Without question one of the key features of the apartment is a 21'7" open plan living space with recessed kitchen containing a number of fitted units and integrated oven and hob. The living space features plenty of room for a range of home furnishings and also allows for access into the garden.

To find such a garden space in a central location like this is rare and the apartment has the advantage of a landscaped south facing garden with plenty of room for entertaining or simply to relax. The apartment comes with the benefit of the freehold to the building and is sold with no ongoing chain.



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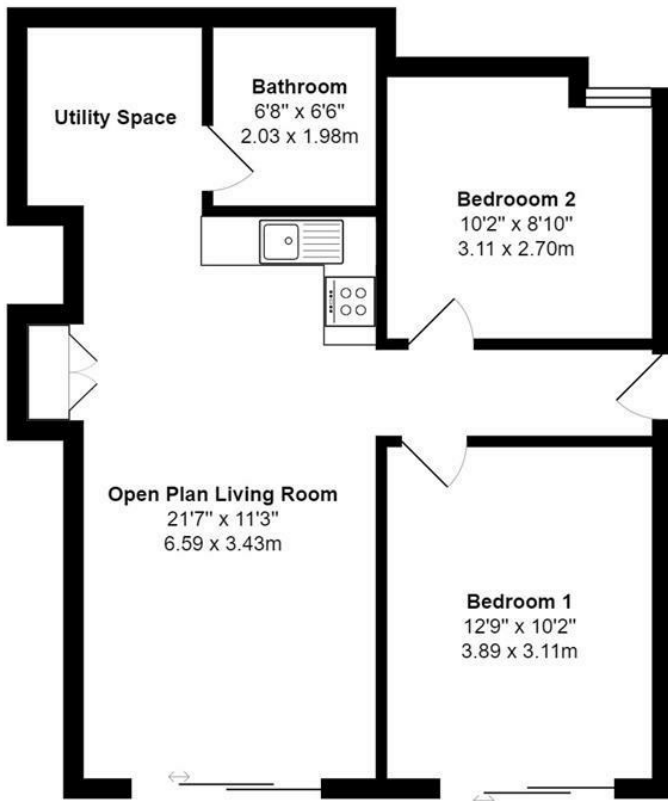
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Working hard for you

Old Shoreham Road



Total Area: 631 ft<sup>2</sup> ... 58.6 m<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Floor energy efficiency - (lower rating costs)			
21-23	A		
18-20	B		
15-17	C		76
12-14	D	57	
9-11	E		
6-8	F		
3-5	G		
Not energy efficient - Higher running costs			
England & Wales		EU Directive 2002/91/EC	

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