

PORT • HALL

ESTATES



Flat 2, 48 West Hill Street
Brighton
East Sussex
BN1 3RS



Asking price £185,000
Leasehold - Share of Freehold

Occupying a popular and convenient residential location within the favoured West Hill conservation area and situated between West Hill Road and Buckingham Road, being readily accessible to Brighton mainline railway station, the cosmopolitan and vibrant North Laine, the local shops, restaurants and bars at Seven Dials and the Western Road shopping thoroughfare.

No 48 is a terraced corner property having painted rendered elevations under a tiled roof and currently arranged as six self-contained flats. Flat 2 is situated on the lower ground floor with its own street entrance and comprising the following accommodation:

OPEN PLAN KITCHEN/LOUNGE:

14'3 x 12'3

Ceramic tiled floor, uPVC double-glazed window, kitchen area: range of wall and floor units incorporating cupboards, drawers, work surfaces, breakfast bar, space for fridge freezer, four ring electric hob with oven under and extractor hood above, stainless steel sink unit with mixer tap, door through to:

LOBBY:

BEDROOM 1:

10'9 x 6'3

Ceramic tiled floor, double-glazed window, electric ladder style wall heater.

BEDROOM 2:

8'9 x 7'6

Ladder style towel rail, ceramic tiled floor, double-glaze door to rear patio.

BATHROOM:

Hip bath with Triton shower unit over, low-level WC. wash hand basin, cupboard under, ceramic tiled floor and walls, down lighters, extractor fan, towel rail.

OUTGOINGS:

Lease- 51 years remaining

Maintenance- £1,200 per annum at present

Ground Rent- £50 per annum increasing in 2025 to 2050 to £125 per annum

Viewing

Please contact our Port Hall Estates Office on 01273 559846 if you wish to arrange a viewing appointment for this property or require further information.



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