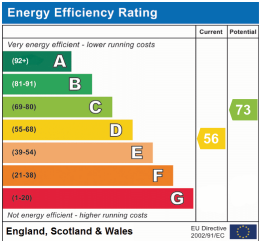
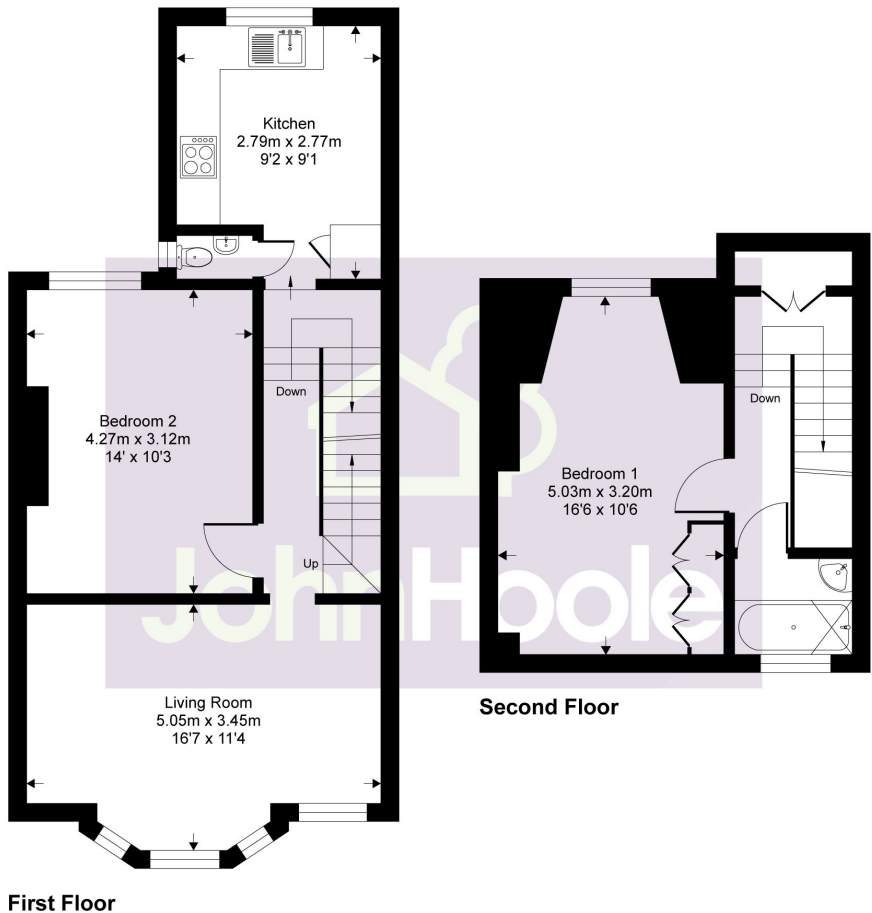




Compton Road, Brighton, BN1 5AN
£385,000



Compton Road, BN1
Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



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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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





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. 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.

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 be missed.

ADDITIONAL INFORMATION:

Tenure: Leasehold - lease: 986 years
Service charge - variable from year to year but between £1000 to £1500
Ground rent - £0 Council tax band: B
Parking permit zone: A (no waiting list)
Distance to Preston Park train station: 0.3 miles



- DESIRABLE LOCATION
- 2 BED MAISONETTE
- SEPARATE KITCHEN
- PANORAMIC VIEWS
- CONVENIENT LOCATION FOR COMMUTER LINKS AND SCHOOLS
- RECENTLY REDECORATED
- BUILT-IN STORAGE
- LOFT SPACE
- LONG LEASE
- NO CHAIN