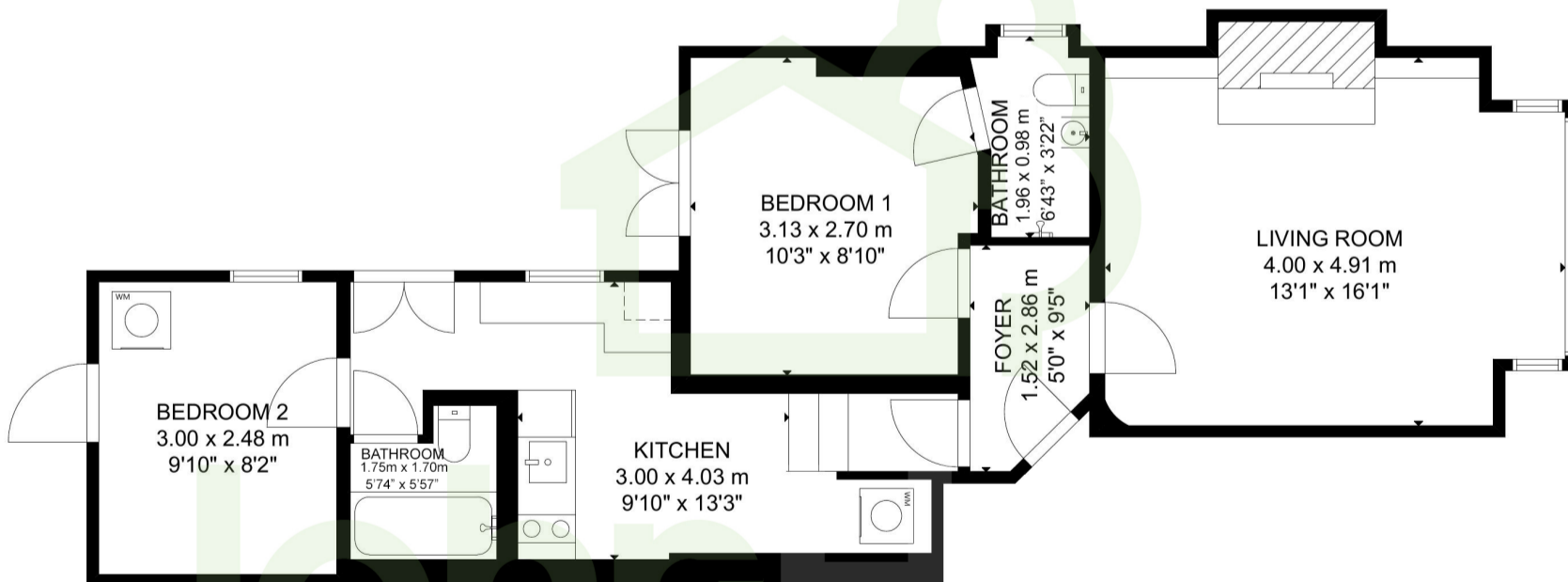




Lancaster Road, Brighton, BN1 5DG  
 £385,000



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92 to 100)	
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	63
E (49 to 54)	
F (39 to 48)	
G (1 to 38)	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 to 100)	
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	63
E (49 to 54)	
F (39 to 48)	
G (1 to 38)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland	

FLOOR 1

GROSS INTERNAL AREA  
 TOTAL: 56.84m<sup>2</sup> (611.82 ft<sup>2</sup>)

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.





Absolutely stunning Victorian property in a leafy and quiet residential road close to Seven Dials.

This charming ground floor flat offers spacious accommodation with many original features as well as high ceilings in the living room giving a distinct feeling of grandeur. With two bedrooms and two fully tiled bathrooms the accommodation is well arranged and has the benefit of a charming and good sized walled rear patio garden with plenty of space for entertaining. The master bedroom, kitchen and second bedroom have direct garden access. There is side access so for keen gardeners or active cyclists this makes life easy.

The property is offered with no onward chain and the benefit of a long lease which is currently in the process of being extended by the present owners to 175 years with a peppercorn ground rent .



- Victorian character property
- No onward chain
- Two bedrooms
- Two bathrooms
- Large patio garden with side access
- New long lease on completion
- Close to Brighton rail station
- Close to Seven Dials