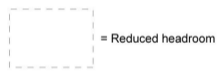




Robertson Road, Brighton, BN1 5NL

£265,000



### Robertson Road, BN1

Approximate Gross Internal Area = 65 sq m / 699 sq ft (including loft space)  
(excludes restricted head height)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(85+)		
B	(81-84)		
C	(75-80)		
D	(69-74)		
E	(63-68)		
F	(55-62)	59	67
G	(49-54)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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01273 555115  
info@johnhoole.co.uk  
johnhoole.co.uk  
214 Dyke Road | Brighton | BN1 5AA

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.





Ideal for commuters to London and Gatwick, Robertson Road is perfectly situated between Preston Road and Dyke Road, just 0.1 miles from the station. Local bus services from London Road and Dyke Road offer convenient access to Brighton's vibrant city centre and the famous seafront and promenade. The property is also a short walk from Preston Park, which boasts 67 acres of recreational facilities.

This light and airy top-floor apartment is part of a converted Edwardian terraced house comprising of only two flats, featuring a split-level layout that adds character and interest. The smart looking kitchen with dual aspect windows and shower room are newly fitted, and the entire property is well-maintained and decorated in neutral colours. Additionally, the apartment includes a boarded and insulated loft with a large Velux window, providing valuable storage space.

The property comes with a share of the freehold, a long lease and no ground rent. Annual outgoings are low, with major works arranged on an ad hoc basis with the other freeholder. This apartment is an ideal purchase for a first-time buyer.



- SHARE OF FREEHOLD WITH LOW OUTGOINGS
- PERIOD CONVERSION
- WELL MAINTAINED TOP FLOOR FLAT
- ONE DOUBLE BEDROOM
- NEWLY FITTED KITCHEN WITH DUAL ASPECT
- LARGE LOFT SPACE
- EASY ACCESS TO A27 & A23 & PRESTON PARK TRAIN STATION
- IDEAL FIRST TIME BUY OR RENTAL INVESTMENT