



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
85-92	A		
81-84	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
2-34	G		
Not energy efficient - higher running costs			
		73	77
England, Scotland & Wales			

TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.



Nestled within the main building of a striking 1930s Art Deco complex, this property is a true gem in the heart of a vibrant neighbourhood, offering both timeless elegance and modern convenience. Located in close proximity to the popular Seven Dials area, this home ensures easy access to Brighton station and major roadways, making it the ideal retreat for those who value urban connectivity. The added advantage of un-allocated parking spaces within the complex provides off-street parking for residents, ensuring a hassle-free urban lifestyle. Moreover, for the eco-conscious and fitness enthusiasts, a secure bike storage facility within the grounds is available, alongside storage sheds for rent, catering to all your storage needs. Stepping inside, you are welcomed by an abundance of natural light that streams through the generously proportioned living spaces. Every corner of the interior is tastefully decorated, creating an inviting and comfortable ambiance. Both bedrooms are spacious doubles, allowing for versatile living arrangements. One of the highlights of this property is the south-east facing balcony that extends from the living/dining room. This cozy outdoor space is perfect for al fresco dining, accommodating a table and two chairs. From here, you can relish the sunshine and take in the distant sea views, adding a touch of coastal charm to your daily life. The separate kitchen is a functional and inviting space, complete with a range of units and plumbing for a washing machine. Meticulous care and maintenance have been invested in this flat, ensuring it remains in pristine condition. The entire Fairways development is a testament to the dedication of the residents' association to uphold the highest standards of living. Whether you are seeking a sound investment opportunity or a new place to call home, this property offers both. Notably, it is being sold with no onward chain, ensuring a seamless transition for its future owner, and benefits from a lease with a generous term of 139 years, providing long-term security and peace of mind.



- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SOUTH-EAST FACING BALCONY
- LONG LEASE & PEPPERCORN GROUND RENT
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- CLOSE TO SEVEN DIALS AND CITY CENTRE
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- DISTANT SEA VIEWS AND IMMACULATE COMMUNAL GROUNDS
- BIKE STORAGE
- GOOD CONDITION THROUGHOUT & EPC RATING C