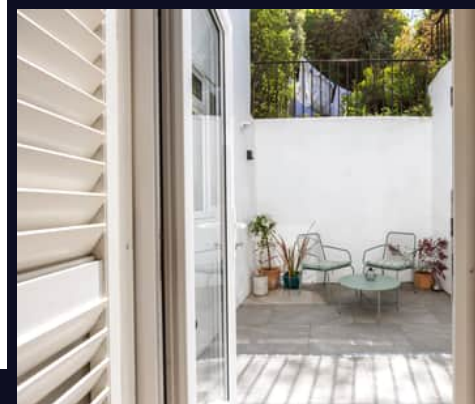




Flat 2, White Lodge Compton Avenue, Brighton, East Sussex. BN1 3PS

A stunning one-bedroom apartment located in the heart of Seven Dials just moment from Brighton mainline rail station.



£350,000 Share of Freehold

PROPERTY DESCRIPTION

Recently refurbished to an exceptional standard, this outstanding apartment is proudly offered to the market, set on a prime, tree-lined street in the ever-popular Seven Dials.

Boasting just under 700 sq ft of internal living space, the property is bright, spacious, and impeccably finished throughout. The current owner has undertaken a comprehensive renovation, sparing no expense - from the elegant solid wood herringbone flooring that flows seamlessly throughout, to the high-specification kitchen and luxurious bathroom. The home has been fully rewired and replumbed, with attention to detail evident in features such as designer radiators and quality fittings throughout.

The layout includes a generous reception room opening directly onto a private patio - an ideal space for relaxing or entertaining - alongside an exceptionally large bedroom with built-in storage, a practical hallway with a dedicated storage cupboard, a stunning bathroom featuring both a walk-in shower and separate bath, and a fully fitted kitchen. The property further benefits from communal gardens and a large secure area for bikes.

Compton Avenue is regarded as one of the most desirable streets in Seven Dials. Not only is it exceptionally attractive and peaceful, but it's also just moments away from the vibrant café culture the area is known for. Additionally, Brighton's mainline railway station and the city centre are both within a five-minute walk.

FEATURES

- 679 sq ft / 63 sq.m
- Fully refurbished to the highest standard
- Five minute walk to Brighton train station
- Solid wood Herringbone floor throughout
- Private & secluded patio
- Communal gardens
- Luxurious bathroom with separate walk-in shower
- Trendy Seven Dials location
- Just moments from Brighton city centre
- Secure bike storage area



ROOM DESCRIPTIONS



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Permit.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (63)

Annual Service Charge: £1,400.00

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

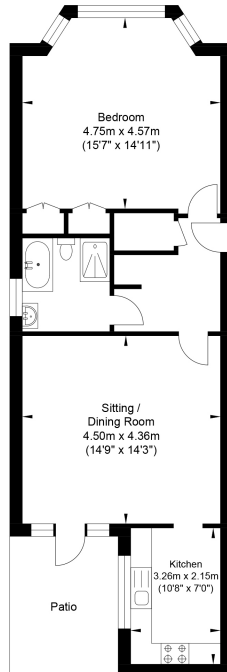


FLOORPLAN & EPC

chill

Compton Avenue

chill



Lower Ground Floor
Approximate Floor Area
679.63 sq ft
(63.14 sq m)

Approximate Gross Internal Area = 63.14 sq m / 679.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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