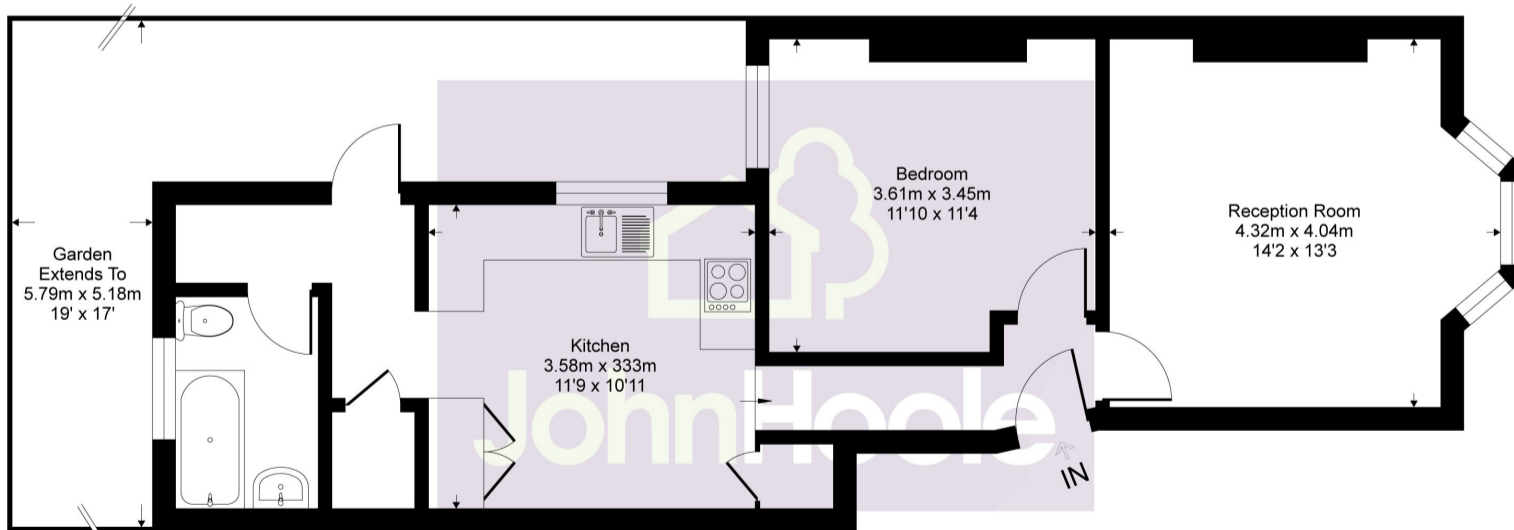




Compton Road, Brighton, BN1 5AL
 GUIDE PRICE £325,000 - £350,000



Compton Road, BN1
 Approximate Gross Internal Area = 55 sq m / 587 sq ft



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(29-38)	E		
(15-28)	F		
(1-14)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	78
		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.

Copyright Casaphoto Ltd. 2024 - Produced for John Hoole

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.





This beautifully presented one-bedroom raised ground floor apartment, located in a desirable Brighton location, offers a charming blend of period features and modern comforts. Situated in a bay-fronted period terrace house, the property benefits from being approximately 0.3 miles from Preston Park station, making it an ideal choice for commuters.

The apartment, which is in good decorative order throughout, boasts traditional features such as high ceilings and UPVC windows designed to complement the style of the property. The spacious accommodation is arranged over the entire ground floor, providing a sense of openness and comfort. The bay-fronted lounge is a standout feature, offering built-in storage on either side of the fireplace and unique city views. The spacious contemporary kitchen/diner is equipped with integrated appliances and leads to the fully-tiled bathroom, which includes an electric shower over the bath.

Externally, the property features an attractive two-tier south-facing walled garden at the rear, with established plants and a lawned area, perfect for outdoor relaxation. The front of the property includes a formal frontage area that provides a buffer from the road, enhancing privacy and kerb appeal.

Overall, this apartment combines traditional charm with modern living conveniences, making it a highly desirable home in a sought-after Brighton location.



- GROUND FLOOR 1 BED FLAT
- LONG LEASE & LOW OUTGOINGS
- SOUTH-WEST FACING GARDEN
- PERIOD FEATURES
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONTEMPORARY AND TASTEFUL DECOR THROUGHOUT
- MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- WELL MAINTAINED AND PRESENTED
- CONVENIENT LOCATION TO AMENITIES AND COMMUTER LINKS