



Compton Avenue, Brighton, BN1 3PS
 GUIDE PRICE £425,000 - £450,000



Compton Avenue, BN1

Approximate Gross Internal Area = 77.2 sq m / 831 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(49-60)	C		
(34-48)	D		
(19-33)	E		
(7-18)	F		
(1-6)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	81
			63

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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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.





Discover this exquisite maisonette, perfectly situated in the vibrant West Hill conservation zone. Seamlessly blending classic period charm with contemporary elegance, this home is located on a quiet tree-lined avenue in the sought-after Seven Dials neighbourhood—recently celebrated as one of the 'coolest in the UK.' Enjoy the convenience of being just moments from Brighton mainline station, major transport links and a wealth of city amenities. This stunning Victorian property is chain-free and includes a share of the freehold.

Generously proportioned and filled with natural light, the interior boasts high ceilings and an open flow. The heart of the home features a spacious open-plan kitchen and dining area, ideal for entertaining. The elegant living room, complete with a charming fireplace as a focal point, invites relaxation. Two comfortable double bedrooms provide peaceful retreats, while the stylish bathroom, featuring a separate WC, adds a touch of modern sophistication.

The current owner has lovingly refurbished the property, showcasing fresh decor throughout, double-glazed sash windows, elegant Victorian-style radiators, new flooring and bespoke cabinetry. This maisonette is a true gem, ready to welcome you home.



- NO ONWARD CHAIN & SHARE OF FREEHOLD
- CENTRAL BRIGHTON LOCATION - CLOSE TO STATION
- CONSERVATION AREA - REGENCY PROPERTY
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- SEPARATE WC
- GAS CENTRAL HEATING
- NEWLY REFURBISHED
- PERIOD FEATURES INCLUDING TRADITIONAL FIREPLACES