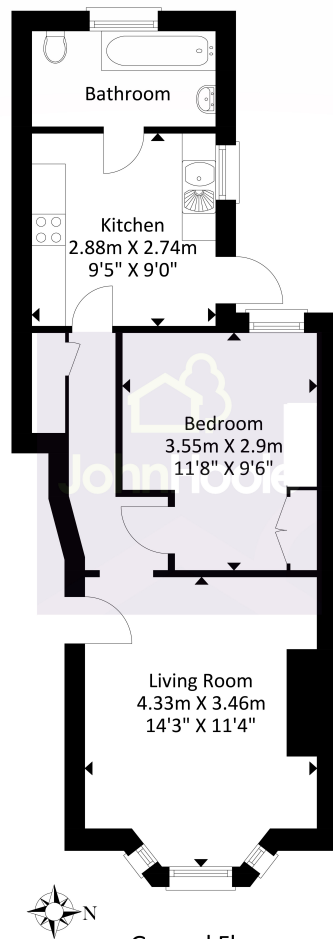




Exeter Street, Brighton, BN1 5PG
 GUIDE PRICE £300,000 - £325,000



Exeter Street



Ground Floor
 Approximate Floor Area
 433.78 sq ft
 (40.30 sq m)

Approximate Gross Internal Area = 40.30 sq m / 433.78 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-85)	B		
(69-81)	C		
(54-69)	D	61	72
(39-54)	E		
(21-39)	F		
(1-21)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	2017

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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.





This stunning ground-floor flat offers a seamless blend of period charm and contemporary design, creating a stylish and comfortable living space. Situated in the highly desirable Port Hall area of Brighton, the property enjoys close proximity to the vibrant Seven Dials and excellent commuter links via nearby train stations. Tastefully decorated throughout, the flat features cohesive hard flooring and a harmonious colour palette. The living room exudes warmth and character, with bespoke joinery framing a traditional fireplace and a charming bay window enhanced by plantation shutters. The modern kitchen boasts sleek white high-gloss cabinets topped with solid wood surfaces and leads to a bright, well-maintained bathroom with a classic white suite. The peaceful double bedroom includes built-in storage and a large double-glazed sash window offering serene garden views. To the rear of the property, the kitchen opens onto a generous south-facing patio garden, ideal for relaxing or entertaining. With the added benefits of no onward chain and a share of the freehold, this property is an excellent investment opportunity or perfect for those seeking a stylish and conveniently located home.



- SHARE OF FREEHOLD AND NO CHAIN
- GROUND FLOOR FLAT - 1 BED
- PERIOD FEATURES INCLUDING TRADITIONAL FIREPLACE
- SOUTH-EAST FACING PATIO GARDEN
- CONTEMPORARY AND TASTEFUL DECOR THROUGHOUT
- PLANTATION WINDOW SHUTTERS & BESPOKE CABINETRY
- DESIRABLE LOCATION
- CLOSE TO AMENITIES AND COMMUTER LINKS

