



Finsbury Road, Brighton, BN2 9UU

Offers In Excess Of £250,000

Finsbury Road, Brighton, BN2 9UU

Discover this delightful two-bedroom apartment with open-plan living area, own street entrance, and access to a communal garden in the sought-after Hanover area of Brighton.

Enjoy the vibrant city of Brighton with this charming two-bedroom apartment located on Finsbury Road in the popular Hanover area. With its own street entrance, this property offers a sense of privacy and tranquility while still being close to all the amenities and attractions that Brighton has to offer.

Step inside this beautifully presented apartment and be greeted by a spacious open-plan living area, providing an inviting space for relaxation and entertainment. The modern kitchen area seamlessly integrates with the living space, making it ideal for both intimate dinners and entertaining guests.

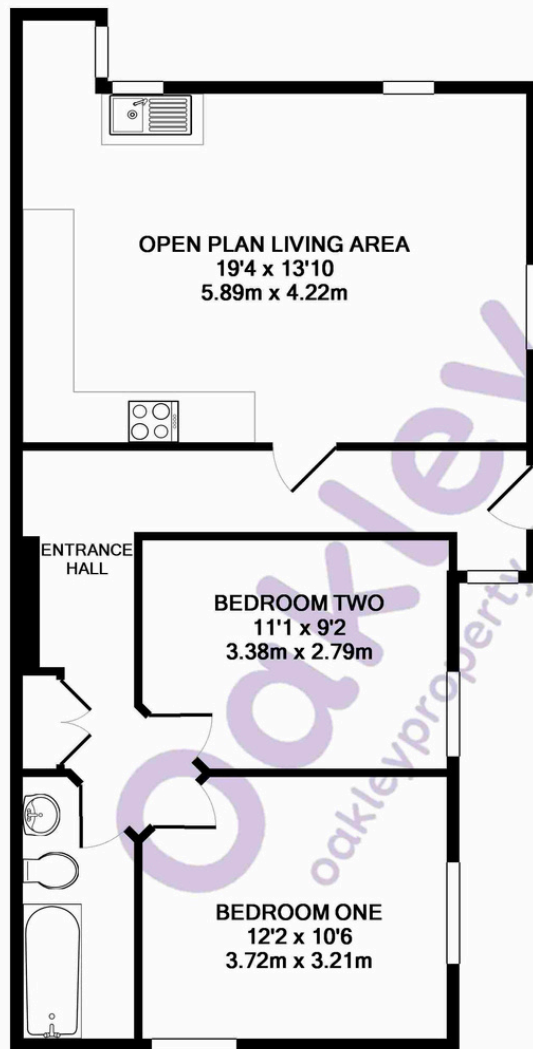
The apartment boasts two well-proportioned bedrooms, providing comfortable sleeping quarters for residents and guests alike. The stylish bathroom offers a white suite and fully tiled walls. The apartment's internal floor area extends to approximately 65m²/699ft², ensuring ample space for everyday living.

One of the standout features of this property is the access it provides to a communal garden. This tranquil space offers a serene escape from the hustle and bustle of city life and presents an opportunity to enjoy some outdoor moments with family and friends. Whether it's enjoying a picnic on a sunny day or simply unwinding with a good book, the communal garden is an excellent addition to this apartment.

In addition to its desirable features, this apartment is situated in Parking Zone V, which offers convenience for resident parking. Furthermore, the location of this property is perfect for those who appreciate the vibrant lifestyle that Brighton offers. The Hanover area is renowned for its bohemian charm, with an eclectic mix of independent shops, cafes, and eateries to explore. The city centre with its renowned cultural attractions, shopping destinations, and entertainment venues is only a short distance away.

This property presents an ideal opportunity for first-time buyers, young professionals, or even investors looking for a rental opportunity. Its prime location, appealing features, and access to a communal garden make it a true gem in the heart of Brighton.





FINSBURY ROAD, BRIGHTON, EAST SUSSEX, BN2 9UU
TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Agents Notes

Tenure Leasehold
109 Year Lease Term Remaining
Service Charge Approx £400 Per Annum
Ground Rent Approx £100 Per Annum
Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Oakley

Your Sussex Property Expert

Brighton & Hove Office
01273 688 881
3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
brighton@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Lewes Town & Country
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.