



Albion Hill, Brighton, BN2 9NP
Asking Price £245,000

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A delightful one-bedroom ground floor flat, boasting its own street entrance and a south-facing aspect, ideally located in the popular Hanover district of Brighton.

This charming one-bedroom ground floor flat presents an exceptional opportunity for first-time buyers, commuters, or those seeking a convenient Brighton base. Boasting its own private street entrance, this ground floor apartment offers a unique sense of independence and privacy, a rare find in apartment living.

Upon entering, you are greeted by a welcoming living space, thoughtfully designed to maximise its 390 square feet. The property benefits from attractive wooden flooring throughout, creating a warm and inviting atmosphere that is both stylish and practical. The south-facing orientation ensures an abundance of natural light floods the main living areas, making the space feel bright and airy, particularly on sunny days.

This apartment comprises a comfortable reception room, perfect for relaxation or entertaining, a functional kitchen area, a generously sized double bedroom, and a modern bathroom. The layout is efficient, making the most of every square foot, and the overall condition is ready for immediate occupation, allowing new owners to move in with ease.

Comfort is assured year-round with gas central heating, providing a cosy environment during the cooler months. The property's end-of-terrace position further enhances its appeal, offering additional light and a sense of openness compared to mid-terrace counterparts.

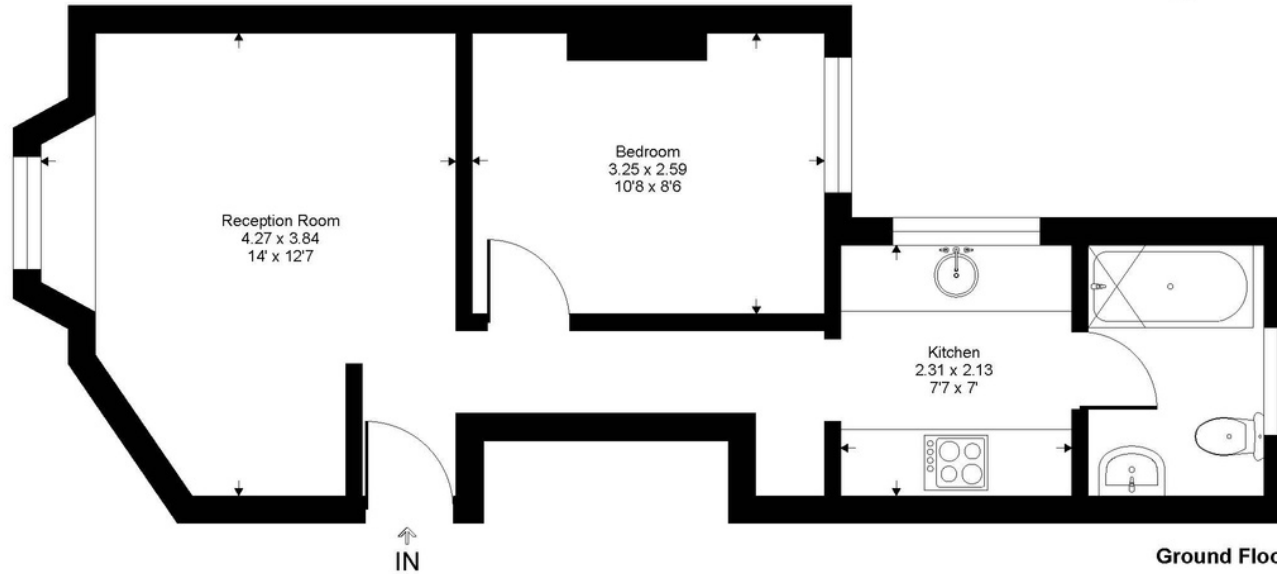
One of the most compelling features of this property is its prime location. Situated on Albion Hill in 'Hanover', residents benefit from excellent connectivity. Brighton Station, a major transport hub offering direct links to London and beyond, is conveniently close by, making this an ideal residence for commuters. The vibrant city centre, with its eclectic mix of shops, restaurants, cafes, and cultural attractions, is also within easy reach, allowing residents to fully immerse themselves in Brighton's unique lifestyle. The famous Brighton seafront and pier are just a short stroll away, offering endless opportunities for leisure and enjoyment.

Furthermore, this property comes with the significant advantage of 'No Chain', simplifying the purchasing process and potentially allowing for a quicker completion. The 'Share of Freehold' tenure provides additional peace of mind and control over the building's management, a highly desirable feature for apartment owners.



Albion Hill, BN2

Approximate Gross Internal Area = 36 sq m / 390 sq ft



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Agents Notes

Tenure Share Of Freehold
964 Years Remaining On The Lease
Service Charge Approx £766 Per Annum
Ground Rent N/A
Council Tax Band A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Your Sussex Property Expert

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

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