



**Flat 1, 1 Alexandra Villas, Brighton, BN1 3RE**

**BEAUMONTS**  
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## **SUMMARY OF ACCOMMODATION**

**Ground Floor:** Covered Entrance Porch with original leaded light door surround, front door to the Spacious Entrance hall with built in storage. A lovely spacious Living Room with large Sash Bay Window offering attractive views over the area. A very large Double Bedroom with views over the garden together with Wardrobes. Fitted Kitchen with ample storage and worktops with views over the rear garden, French doors to the Sun Room. Attractive Shower Room, Second Bedroom.

**Outside:** Private walled south/west rear Garden with Garden room/Office, Lawn, Patio Area & Private Side Access.

### **Gas Fired Central Heating \* Private Garden Share of Freehold**

This beautiful and very well presented 2 bedrommed Garden flat is situated on the ground floor of this large Victorian semi detached townhouse. Offering spacious accommodation with a welcoming entrance hall, impressive Large Lounge with bay window & decorative original ceiling coving. The Kitchen/Breakfast room has ample modern fitted units with solid wood worktops & beautiful views over the private rear garden with access to the West facing Sun room overlooking the garden. The main bedroom has built in Dual wardrobes, decorative ceiling coving, plumbing for a Bath Tub and also offers views of the garden. The second bedroom has a large three quarter length sash window & decorative coving. This Fantastic apartment is ready to move into & is offered for sale with no ongoing chain.

It really has to be viewed to truly appreciate the space & beautiful private rear garden.

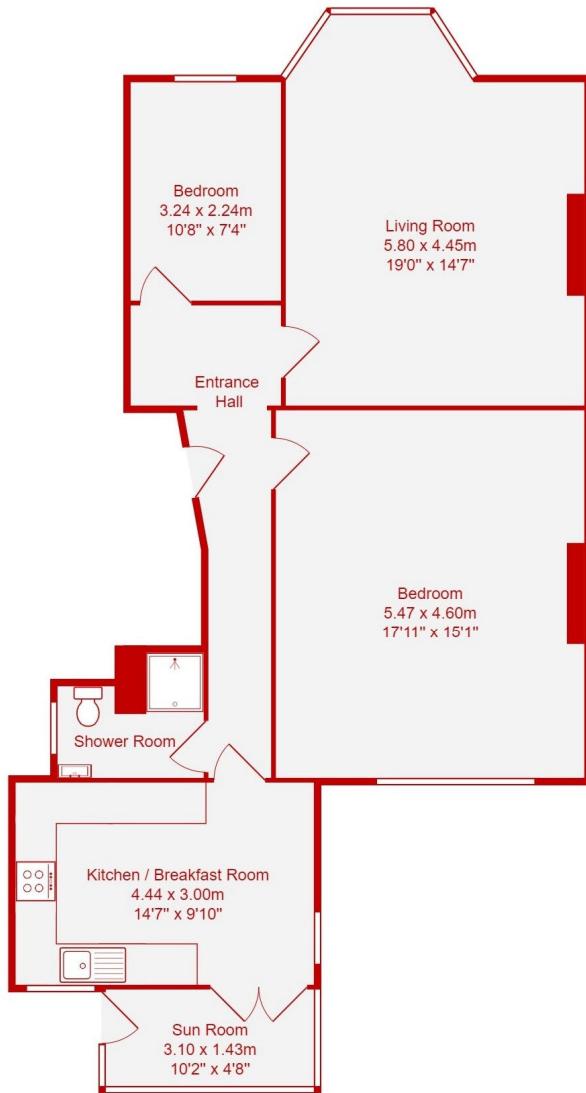


This lovely property is situated in this tree lined residential road which runs between Albert Road and Leopold Road in this highly sought after area close to Seven Dials, City centre & Train Station. Alexandra Villas is considered to be one of the Premier address's in central Brighton as is incredibly peaceful as it is not generally used as a cut through you can walk within minutes to get your coffee at Seven Dials or walk to the station for a night out in London. This attractive & generous flat is perfectly situated in a popular area with lots of local shops & the beach just minutes away. The city centre shopping, North Laines & Parks are within easy reach, and it also offers easy access to A27/A23 as well as Brighton Station with its regular fast links to London Victoria & Gatwick Airport.

*All distances approximate*

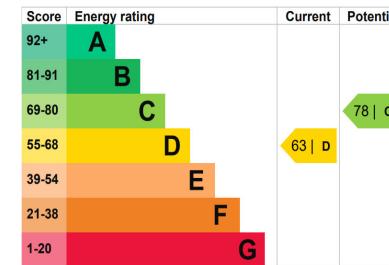
|                        |        |
|------------------------|--------|
| Residents Parking Zone | Y      |
| Council Tax Band       | B      |
| Maintenance Approx     | T.B.A. |
| Share of Freehold      |        |





Total Area: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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[www.beaumontsresidential.co.uk](http://www.beaumontsresidential.co.uk)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.