

Flat 4
5 St Michaels Place
Brighton
BN1 3FT

FOR
SALE



THIRD FLOOR FLAT IN IMPOSING PERIOD PROPERTY ACCESSIBLE BRIGHTON RAILWAY STATION

£265,000 LEASEHOLD

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Residential Sales & Lettings

St Michaels Place is ideally situated within the Clifton Hill Conservation area of the City between Clifton and Victoria Road, readily accessible to local shops at the Seven Dials, Brighton mainline railway station, Brighton & Hove High School for girls, St Ann's Well Gardens with its varied range of recreational facilities, The City centre and Seafront and bus services to many parts of the City.

Arranged on the third floor of an imposing terraced property, built circa 1860 and now arranged as seven self-contained flats.

Flat 4 is approached via a carpeted communal entrance hall with door entry phone and comprises bedroom, bathroom and open plan lounge/kitchen, has gas fired central heating and would now benefit from some updating.

Arranged more particularly as follows:

ENTRANCE LOBBY:

Door entry phone.

BEDROOM:



12'3 x 10'3 (3.12m x 3.73m) Coved ceiling, built in cupboard with wall mounted gas fired central heating boiler, night storage heater, uPVC double-glazed window giving access to fire escape.

BATHROOM:



White suite with a pine panelled bath with Galaxy shower over, low-level WC, pedestal wash basin, part tiling to walls, extractor fan, coved ceiling.

OPEN PLAN LOUNGE/KITCHEN:



Measuring overall 21'3 into chimney recess 17'9 (6.477m x 5.41m) kitchen section: range of wall and floor unites incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, inset Creda four ring ceramic hob with Neff oven under, space and plumbing for washing machine, space for fridge and freezer, coved ceiling.

OUTGOINGS

LEASE:	Unexpired term of approximately 132 years.
MAINTENANCE:	£508.34 From 25 March 2018 to 28 September 2018.
GROUND RENT:	£150.00 From 25 March 2018 to 28 September 2018.

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDORS AGENTS
GRAVES SON & PILCHER LLP 01273 321123**

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