

Flat 5
10 St Michaels Place
Brighton
BN1 3FT

FOR
SALE



**ONE BEDROOM TOP FLOOR FLAT
CLIFTON HILL CONSERVATION AREA
ACCESSIBLE STATION**

£265,000 LEASEHOLD

Graves Son & Pilcher LLP
Residential Sales & Lettings Department
51 Old Steyne
Brighton
East Sussex
BN1 1HU

Tel 01273 321123

Email residential@gsp.uk.com
Web www.gravessondandpilcher.com

Graves Son & Pilcher LLP give notice that these particulars do not constitute part of an offer or contract. All text, photographs and floor plans contained within the particulars are for guidance of prospective purchasers / tenants and must not be relied upon as statements of fact. All descriptions contained within the particulars represent the author's opinion and whilst provided in good faith should not be construed as statements of fact. All measurements are approximate. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order.



Residential Sales & Lettings

St Michaels Place is ideally situated within the Clifton Hill conservation area of the City between Clifton Hill and Victoria Road, being readily accessible to local shopping facilities 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 fourth floor (top) of an imposing bay fronted terraced property built circa 1860 and now arranged as six self-contained flats.

Flat 5 is approached via a communal entrance hall with door entry phone and carpeted stairway. The accommodation comprises double bedroom, bathroom, open plan lounge/kitchen, has night storage heating is in good decorative condition and is arranged more particularly as follows:

Carpeted common way with own door on the third floor.

LANDING:

Night storage heater, internal staircase.

HALF LANDING:

UPVC double-glazed door west balcony.

LANDING:



Door entry phone.

BEDROOM:



13'3 x 13' (4.03m x 3.96m) Period fireplace surround, night storage heater, skelings, dado rail, laminate floor.

BATHROOM:



White suite comprising panelled bath with mixer tap and hand shower attachment, low-level WC, vanity unit with mixer tap and cosmetic cupboard under, ceramic tiling to the floor, part tiling to the walls, extractor fan, inset ceiling down lighters, underfloor heating.

**OPEN PLAN
LOUNGE/KITCHEN:**



Measuring overall 20' x 11'3 (6.09m x 3.42m)

Kitchen section: Range of lower floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, inset Lamona hob with stainless steel oven under and stainless steel extractor hood above, space for fridge and freezer, space and plumbing for washing machine,



Lounge section: night storage heater, TV aerial point, two wall light points.

OUTGOINGS

LEASE:

New 999 year including share of freehold.

GROUND RENT:

Peppercorn.

MAINTENANCE:

Approximately £1,600 per annum.

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

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