

# FOR SALE

**Ground Floor Flat  
66 Edburton Avenue  
Brighton  
BN1 6EL**



**GRAVES SON & PILCHER**



**ONE BEDROOM GROUND FLOOR FLAT  
IN FAVOURED FIVEWAYS AREA**

**£270,000 LEASEHOLD  
(SHARE OF FREEHOLD)**

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RESIDENTIAL SALES AND LETTINGS DEPARTMENT

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 GRAVES SON & PILCHER LLP IS PROUD TO BE PART OF THE RIVERSONG GROUP.

Occupying a popular and sought after residential location at Fiveways between Stanford Avenue and Semley Road, readily accessible to local shopping facilities, both Brighton and Sussex Universities, Preston Park mainline railway station, Preston Park itself with varied range of recreation facilities and bus services to the City centre, Seafront and mainline railway station.

Arranged on the ground floor of a two storey period property built circa 1890 -1894 having red brick elevations under a tiled roof. The flat has one bedroom, bathroom, west facing living room and a good size kitchen/breakfast room and a walled rear garden.

The flat has the benefit of gas fired central heating, uPVC double-glazed windows and has a share of the freehold with the remainder of 999 year lease.

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**The accommodation is arranged in more detail as follows:**

**ENTRANCE HALL**

Central heating thermostat, under stairs storage cupboard with electric light, fuse box and electric metre.

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**SITTING ROOM**



14'3 into bay window x 12'9 into chimney recess (4.34m x 3.88m) Attractive cast iron fireplace surround with coal effect gas fire (condemned), recessed shelving, old school type radiator, two fitted book shelves, stained pine floor, picture rail, ceiling cornice.

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**BEDROOM**



12'3 x 8' (3.73m x 2.43m) Range of built in wardrobe and storage cupboards with hanging and shelved space, mirror fronted sliding doors, radiator, telephone point.

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**KITCHEN/BREAKFAST ROOM**



10'6 x 9'3 (3.20m x 2.81m) Range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, inset four burner New World stainless gas hob with extractor hood above, New World stainless steel built in oven, space for fridge and freezer, space and plumbing for washing machine, uPVC double-glazed windows, radiator, recessed cupboard, opening onto:

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**LOBBY**

Fitted shelving, door to:

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**BATHROOM**

Coloured suite comprising panelled bath with Mira shower over, pedestal wash basin, part tiling to walls, uPVC double-glazed window, ladder style heated towel rail, built in linen cupboard with shelving and storage cupboard above.

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**SEPARATE WC**

Matching low-level suite, half tiling to walls, radiator, Valiant wall mounted gas fired central heating boiler, uPVC double-glazed window.

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uPVC double-glazed door to:

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**REAR GARDEN**

Lower paved area, half a dozen steps up to the garden which is paved has a flowerbed and border, timber garden shed, walled, outside tap.

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**OUTGOINGS****LEASE**

Share of freehold, remainder of 999 year lease.

**GROUND RENT**

Peppercorn.

**MAINTENANCE**

50% share of expenditure.

N.B.

The First Floor Flat is now available providing an opportunity to revert the accommodation to a family house. (Subject to any necessary consents).

All measurements are taken to the nearest 3 inches (7.6cm)  
**VIEWING THROUGH VENDOR'S SOLE AGENTS  
GRAVES SON & PILCHER LLP 01273 321123**