



Windlesham Gardens, Brighton, BN1 3AP  
Guide price £220,000 - £230,000 Leasehold

Pearson  
Keehan

**Windlesham Court, BN1**  
Approximate Gross Internal Area = 50 sq m / 534 sq ft



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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A lovely one bedroom second floor purpose built apartment situated in this extremely sought after City centre location.

The property is moments from a wide range of vibrant shops, coffee shops, bars and restaurants found in the heart of the popular Seven Dials district, as well as being an easy reach to Brighton mainline railway station, Brighton seafront and St Ann's Well Gardens.

This charming apartment is found on the second floor and offers spacious and light accommodation throughout, briefly comprising, large living room with fitted kitchen set off, double bedroom and bathroom.

The property is sold with the added benefit of vacant possession and no onward chain.

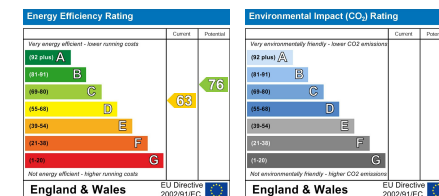
Lease: 89yrs remaining

Ground Rent: £100pa

Maintenance: £995pa

Council Tax Band: B

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright.



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