



GFF, 3 Vere Road | Brighton | East Sussex | BN1 4NQ

Offers In Excess Of **£225,000**



A stylish one double bedroom flat located in a popular residential street near Preston Park. Features include a share of the freehold and low maintenance and a private entrance.

Key features:

- New Lease
- Ground Floor
- Period Building
- Double Bedroom
- Popular Preston Park Location
- Gas Central Heating
- Large Living / Dining Room

 1 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL This lovely apartment is well presented and could be a great first home or perfect buy to let. The home has a spacious living and dining room with a bay window towards the front, allowing for plenty of natural light and a great space for spending quality time with friends and family or enjoying individual pursuits. The kitchen has base and wall mounted units for storage and space for white goods, great for modern lifestyles. The large double bedroom is bright and airy. The bathroom consists of a three-piece suite with a shower over the bath.

LOCATION The home has excellent transport links with access to London Road and is just a short walk from Brighton Station. There is an array of amenities close by including bars, eateries and the green spaces of Preston Park. It's also ideally located within a walkable distance to the city centre. Perfect for commuters, couples and first time buyers.

ENTRANCE HALL

LOUNGE/DINER 15' 7" x 13' 5" (4.75m x 4.09m)

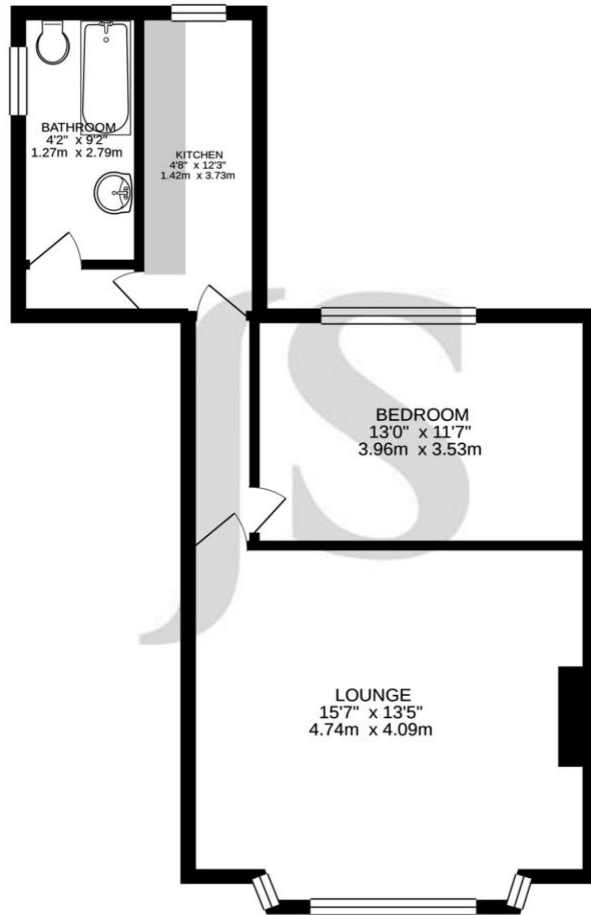
BEDROOM 13' 0" x 11' 7" (3.96m x 3.53m)

KITCHEN 4' 8" x 12' 3" (1.42m x 3.73m)

BATHROOM 4' 2" x 8' 2" (1.27m x 2.49m)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Details:

Floor Area: () – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.