

## Flat 4, 21 Albert Road

Brighton BN1 3RN

Offers In Excess Of £350,000  
Share of Freehold

- TOP FLOOR
- SPLIT LEVEL APARTMENT
- TWO DOUBLE BEDROOMS
- SEPARATE KITCHEN
- SEVEN DIALS
- WALKING DISTANCE TO AMENITIES
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Experience convenient urban living in this bright and spacious top floor, split level apartment, ideally situated in the highly sought after Seven Dials area. Offered with no onward chain and a share of the freehold, this property features two generous double bedrooms, a spacious living room, and a separate kitchen, all within a charming Victorian building.

Upon entering, a welcoming hallway guides you through this cleverly designed split level apartment. The layout provides a sense of separation and privacy while maintaining a cohesive flow. The spacious living room is a highlight, offering a bright and airy atmosphere with plenty of room for both relaxation and entertaining. Large windows invite an abundance of natural light, enhancing the sense of space and providing a pleasant outlook. Adjacent to the living area, the separate kitchen is thoughtfully laid out, providing a functional space for everyday cooking. The apartment boasts two well-proportioned double bedrooms, each offering comfortable dimensions. These rooms provide versatile spaces, perfect for residents seeking ample living quarters. Completing the internal accommodation is a bathroom, conveniently featuring a separate WC, adding to the practicality of the home.

Located in the vibrant and desirable Seven Dials neighbourhood, this property offers an exceptional urban lifestyle. Residents will benefit from easy access to Brighton Station, making it ideal for commuters. The immediate vicinity boasts an array of independent shops, charming cafes, popular pubs, and acclaimed restaurants, all within comfortable walking distance. This central location provides the perfect blend of local amenities and excellent transport links, catering to a dynamic city living experience.

### OUTGOINGS

- Share of Freehold
- 999 years from 1st January 2019
- Service charge £200pcm. Saving up for works to fire escape
- Self-managed

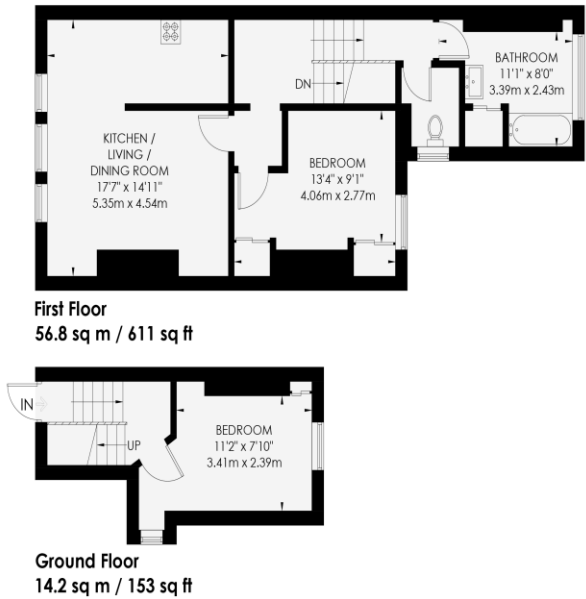
**Council Tax Band D (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).**  
**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the**

property.

ALBERT ROAD

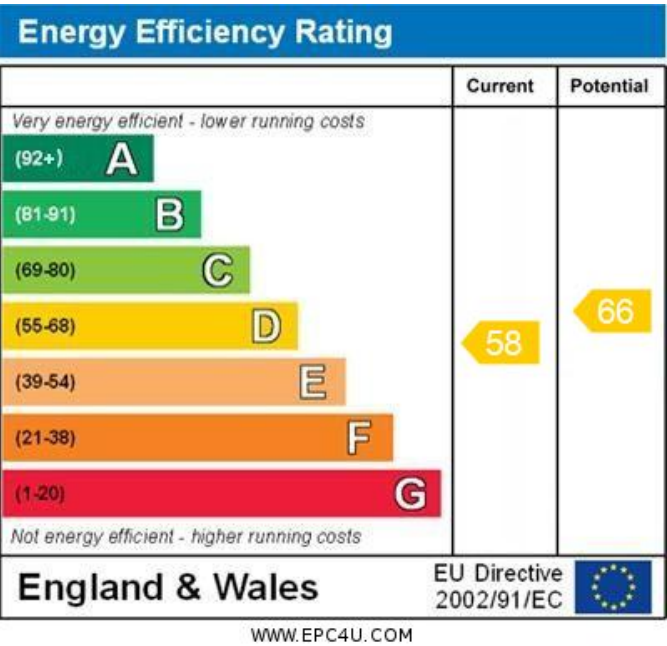
BRIGHTON

APPROXIMATE GROSS INTERNAL AREA  
 71 sq m / 764 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Pools, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All the plans are for illustration purposes only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RICS).  
 © For Whitlock & Heaps only. All rights reserved.

Measuring Points: S, W, J, G  
 Storage Cupboard, Fitted Wardrobes, Garden Shortened for Display, Skylight  
 CH, T, FF, B  
 Ceiling Height, Hot Water Tank, Integrated Fridge / Freezer, Head Height Below 1.5m, Boiler



65 Sackville Road, Hove BN3 3WE  
 sales@whitlockandheaps.co.uk  
 01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.