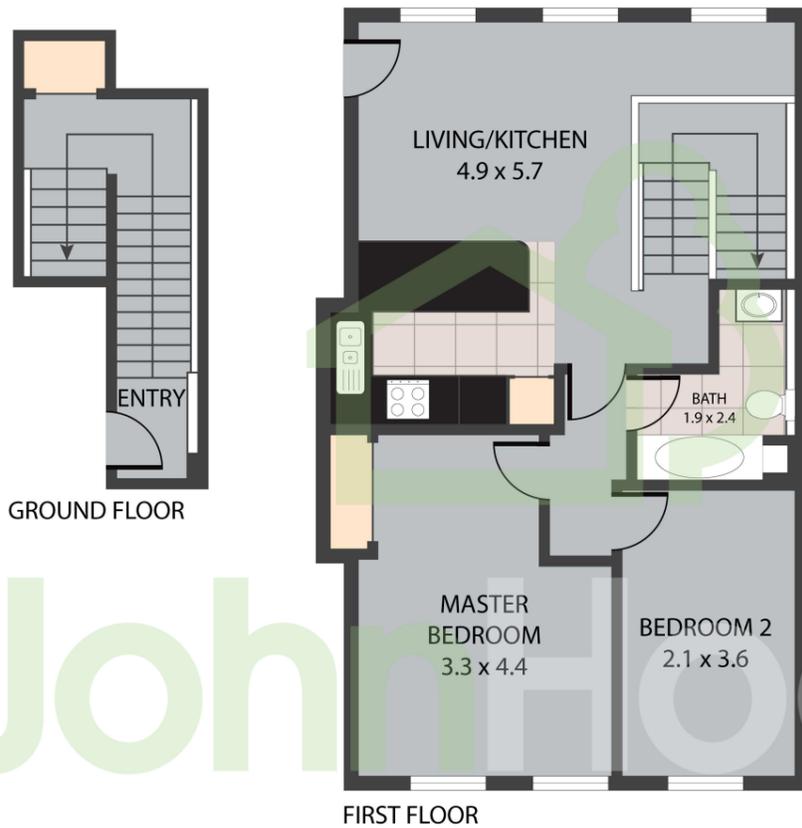




Vernon Terrace, Brighton, BN1 3JH
 £340,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 to 100)	B		
(81 to 91)	C		
(69 to 80)	D		
(55 to 68)	E		
(41 to 54)	F		
(1 to 40)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		7.4	5.8
Best energy efficiency - higher running costs			
England, Wales & N.Ireland			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92 to 100)	B		
(81 to 91)	C		
(69 to 80)	D		
(55 to 68)	E		
(41 to 54)	F		
(1 to 40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		7.6	5.6
Best environmental friendliness - higher CO ₂ emissions			
England, Wales & N.Ireland			

TOTAL APPROX. FLOOR AREA 78 SQ.M
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

01273 555115
 info@johnhoole.co.uk
 johnhoole.co.uk
 214 Dyke Road | Brighton | BN1 5AA

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





John Hoole Estate Agents are delighted to offer the opportunity to purchase this top floor period apartment close to Seven Dials, popular for its 'villagey' feel and array of artisan bakeries, cafes, eateries and boutiques. Vernon Terrace is part of the prestigious Montpelier & Clifton Hill conservation area, known for its elegant architecture of the mid-19th Century, and this particular flat enjoys a pleasant view of the sweeping Montpelier Crescent and its attractive green space. Though being part of a Regency building, the flat itself is very contemporary in its styling. The kitchen is sleek and well-equipped with a good range of cupboards as well as integrated appliances, and a length of worktop that can be used from one side as a breakfast bar. A utility cupboard on the half-landing conveniently houses the washing machine, so you can fully relax in the living room without disturbance and enjoy the wonderful views across the City and beyond to The Downs. Both bedrooms are well proportioned and light-filled, with the master benefiting from bespoke built-in wardrobes, so storage is not a problem. The bathroom, in keeping with the rest of the flat, is stylish as well as practical with its modern white suite, rainfall shower and heated towel rail. This lovely flat will be ideal for anyone who enjoys Brighton and all it has to offer - the beach is a short walk away as is the main shopping centre and restaurants etc, and for those liking to be energetic, St Ann's Well Gardens is just around the corner with its many amenities. For commuters, Brighton mainline station is a short distance on foot and access by car to the A27 and A23 is straight-forward.



- TWO DOUBLE BEDROOMS
- CONTEMPORARY STYLING
- OPEN PLAN KITCHEN AND LIVING ROOM
- PERIOD PROPERTY
- DOUBLE GLAZED WOODEN SASH WINDOWS
- PRIME LOCATION
- CLOSE TO AMENITIES AND COMMUTER LINKS
- BEAUTIFUL PANORAMIC VIEWS
- LOW OUTGOINGS
- GAS CENTRAL HEATING AND NEW BOILER
- NEW FLOORING

