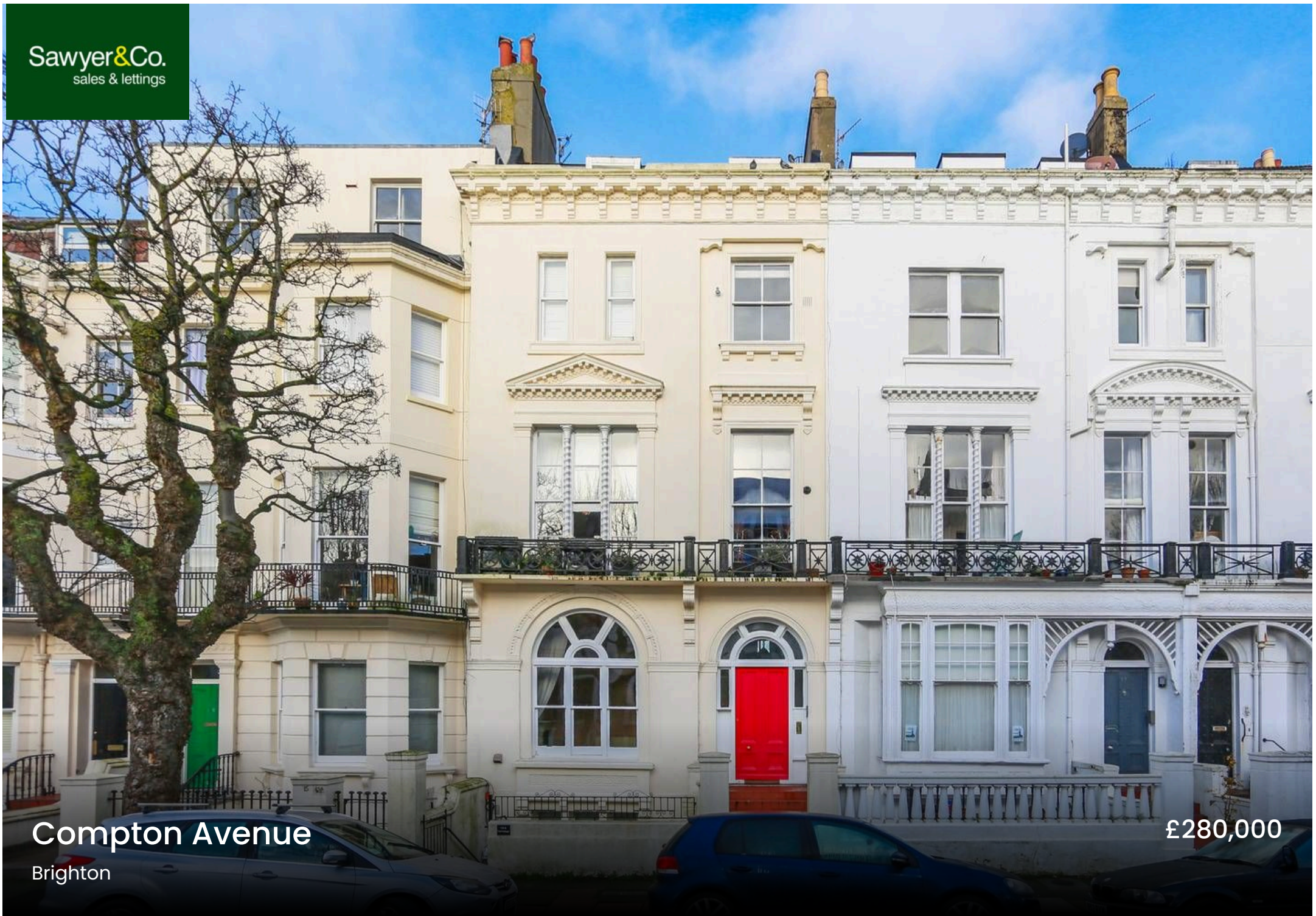


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Compton Avenue

Brighton

£280,000







Perfectly located in the highly sought-after West Hill conservation area close to Brighton station, a ONE BEDROOM RAISED GROUND FLOOR PERIOD APARTMENT. Sold with NO ONWARD CHAIN.

This attractive first-floor apartment occupies a handsome period property in the heart of the tree-lined West Clifton Hill Conservation Area. The generously proportioned living room is bathed in natural light from a striking arched sash window and showcases a wealth of original features, including high ceilings, picture rails, ornate cornicing, deep skirting boards and a decorative ceiling rose, all beautifully complemented by an original marble fireplace. Contemporary raw plaster walls add a stylish, on-trend contrast and enhance the room's sense of occasion.

The bedroom continues the period theme and benefits from a large fitted wooden wardrobe. A separate kitchen with a walk-in pantry provides excellent storage, while a well-appointed bathroom with a shower over the bath completes this charming and characterful apartment.

There is access to a secure storage cupboard in the front basement, which is generally used by residents to store bikes.

#### **The Local Area**

Built in the mid-19th century, the West Hill Conservation Area is characterised by its distinctive stucco-clad houses and villas.







Tree-lined Compton Avenue lies just a stone's throw from the vibrant heart of Brighton and a pleasant stroll from the seafront. There is an excellent choice of shops, bars and restaurants nearby, with the amenities of Western Road, the Seven Dials and Brighton's renowned North and South Laines all close at hand. From high-street favourites to independent boutiques, everything you need is on your doorstep. Brighton's mainline station is also close by, making the location ideal for commuters. A comprehensive bus network provides easy access to all parts of Brighton and Hove, as well as destinations further afield, including Devil's Dyke with its panoramic views and scenic country walks.

#### **Further Information**

Compton Avenue is in Parking Zone Y. The council tax band is A, which is currently charged at £1,637.19 for 2025/26.

EPC Rating - D Council Tax - A Parking Zone - Y

Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

#### **TENURE & OUTGOINGS**

Tenure: Share of Freehold

Unexpired term on lease - 974 years

Service Charge - £2,902 per annum / £3,013 per annum (inc. Common Ways contribution)

Ground Rent - peppercorn

Managing Agent - Jacksons

This information has been provided by the seller. Please obtain verification via your legal representative.





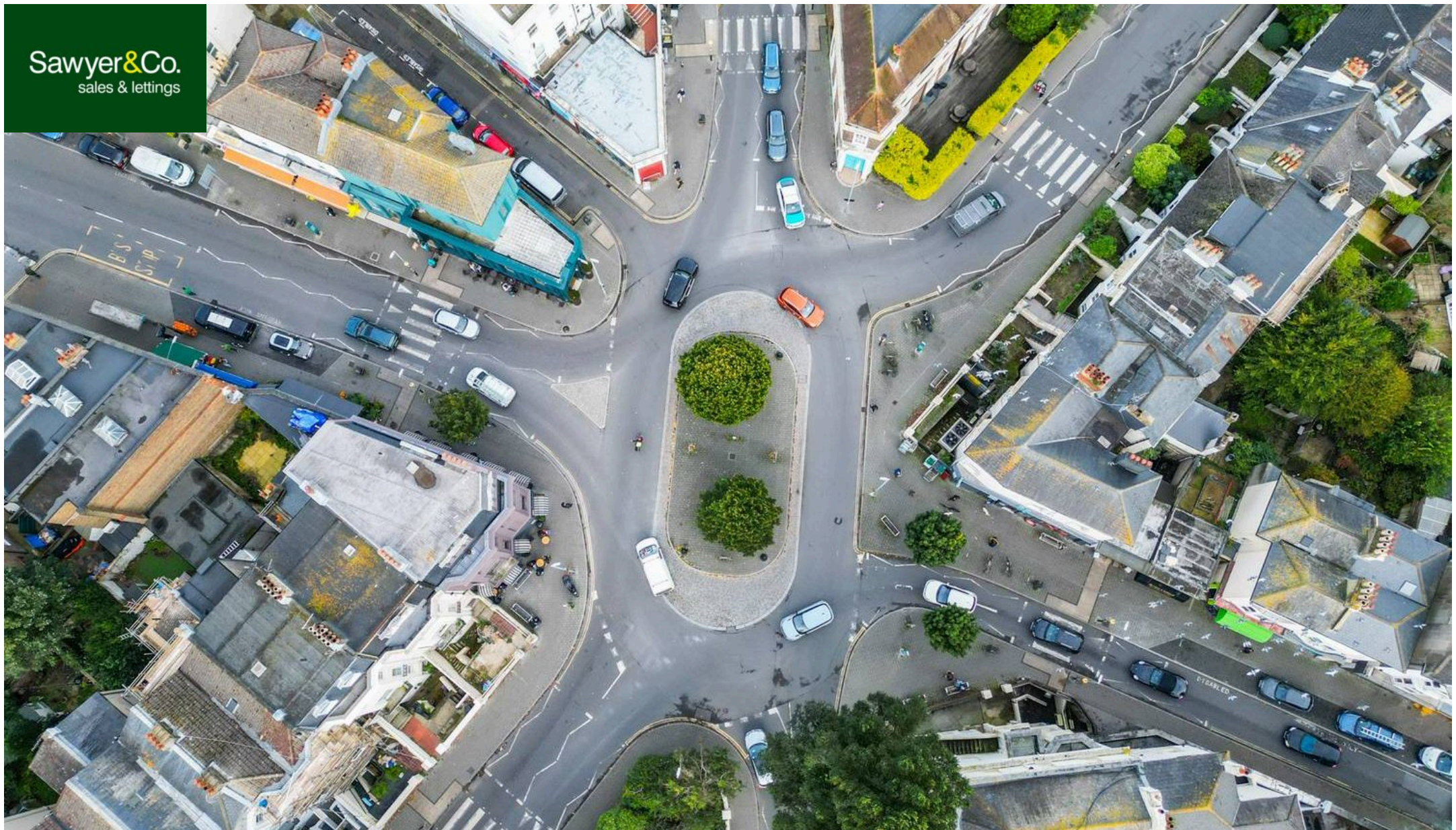


Total Area: 51.9 m<sup>2</sup> ... 558 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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## Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.