

Sawyer&Co.  
sales & lettings

Powis Road

Brighton

Guide Price £475,000 – £500,000





## Powis Road

Brighton

Perfectly located in the highly sought-after Montpelier & Clifton Hill conservation area near to Brighton Station, an attractive TWO-BEDROOM, SECOND AND THIRD FLOOR SPLIT-LEVEL APARTMENT overlooking pretty Powis Square.

Set across the second and third floors of an attractive period townhouse, this well presented apartment combines character with a modern finish throughout.

The main living space is arranged as a bright and spacious open plan reception room, enjoying a dual aspect and offering plenty of room for both relaxing and dining. The contemporary kitchen is well designed and integrates seamlessly into the space, making it ideal for everyday living as well as entertaining.

On the upper level, there are two well proportioned double bedrooms, both with fitted storage, served by a sleek and stylish shower room finished to a high standard.

### In The Local Area

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





Located just a stone's throw from the vibrant heart of Brighton and a leisurely stroll from the seafront, it is the ideal location for those needing access to commuter links with Brighton's mainline station an easy walking distance.

When it comes to shops, bars, and restaurants, there's no shortage of choice with the amenities of Western Road, the Seven Dials, and Brighton's famous North and South Laines all within easy reach. From high street to independent stores, everything you need is right on your doorstep.

Plenty of bus services in the city provide access to all parts of Brighton and Hove as well as out of town, including to Devil's Dyke with its panoramic views and country walks.

#### **Further Information**

The property is situated in Parking Zone Y. Currently, the property is in Council Tax band C, which was charged at £2,292.84 for 2026/27.

EPC rating - C.

Broadband & Mobile Phone Coverage - Prospective 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

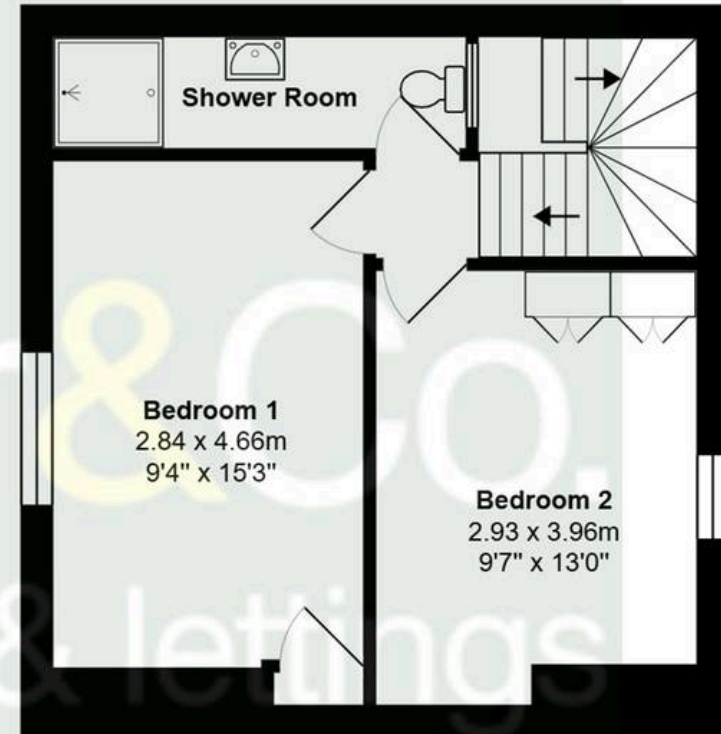
Unexpired term on lease - 995 years

Service Charge - £1,800pa

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







Total Area: 80.2 m<sup>2</sup> ... 864 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

211 Preston Road, Brighton - BN1 6SA

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

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.