



Guildford Road, Brighton

East Sussex

Guide Price £250,000 – £260,000



Guildford Road

Situated in a highly desirable location next to Brighton station, and the popular Seven Dials, this property is perfect for commuters, and for those looking to get the most out of the local area and excellent amenities. This ONE-BEDROOMED, UPPER FLOOR FLAT is well-presented throughout, and being sold with NO ONWARD CHAIN.

Located on the upper floor of this Georgian-era building, the property offers a bright and well-thought-out living space. The living room offers the perfect space to unwind, with large sash bay windows to let in lots of clear, natural light; as well as space for a desk for at-home working. Alongside the living room is a modern separate kitchen, with plenty of shelving, and contemporary white fitted cupboards.



The good-sized double bedroom is located at the back of the property, benefitting from another sash window to let in even more light, as well as plenty of space for a large wardrobe. Beside it is a well-kept bathroom, which features modern furnishings, and a bathtub. Perfect for winding down in the evenings.



In The Local Area

The streets surrounding Seven Dials offer the best of both worlds, combining a peaceful family friendly atmosphere with the hubbub of the many independent shops, bars and restaurants. The West Hill Tavern offers real ale and local art displays, while Dyke Road offers additional local amenities including the Hellenic Bakery and Good Companions Pub. The green open spaces of St Ann's Well Gardens and Dyke Road Park, are both only a short walk away and the seafront is within walking distance. Regular bus services run into the centre of Brighton and out to Devils Dyke, while Brighton mainline train station is approximately moments away offering convenient commuter links. Local schools include Brighton Hove and Sussex Sixth Form College (BHAVIC), Bellerbys College Brighton and Stanford Junior School.

Further Information

Currently, the property is in Council Tax band A, which was charged at £1,1719.63 for 2026/27.

EPC rating - C

Parking - Y

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 - Leasehold

Unexpired term on lease - 991 years

Service Charge - £900pa

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





Total Area: 38.2 m² ... 411 ft²

All measurements are approximate and for display purposes only.



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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.