

Sawyer&Co.  
sales & lettings

Wiltshire House, Lavender Street

Brighton

Offers in Region of £260,000



## Wiltshire House

### Brighton

Excellent located in Kemptown, with Royal Sussex County Hospital and the beach on your doorstep, a TWO BEDROOMED, TWELFTH FLOOR APARTMENT with a PRIVATE BALCONY and VIEWS OF BRIGHTON PIER AND THE SEAFRONT. Sold with NO ONWARD CHAIN.

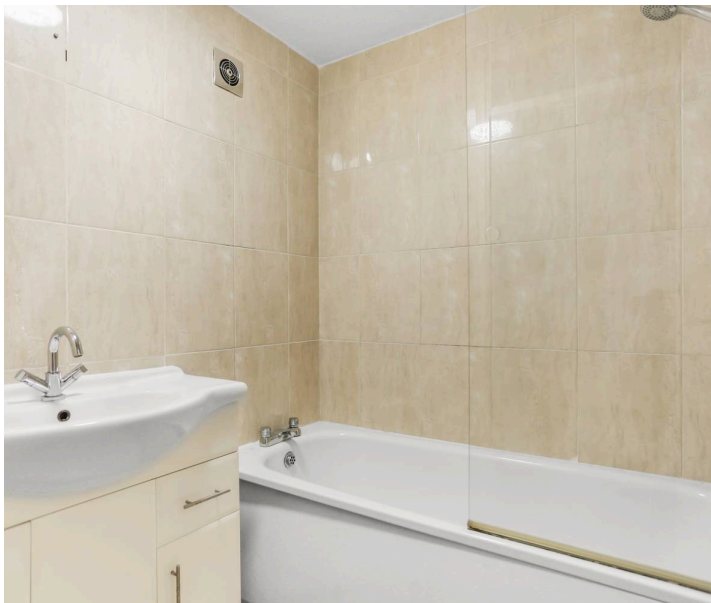
Situated on the twelfth floor of a popular apartment building, this thoughtfully laid-out two bedroom property comprises of a spacious living area, with floor-to-ceiling windows, which let in an abundance of light. The separate contemporary-style kitchen sits adjacent to the living space, with room for a breakfast table; perfect for enjoying a meal with a view.

The property also benefits from two generously sized double bedrooms, a separate WC and bathroom with bathtub, along with fitted storage cupboards throughout, for extra storage.

This property also boasts access to a private south-facing balcony with far-reaching views of the iconic Brighton pier and seafront.

*This property is currently undergoing external refurbishment works, and scaffolding is in place, AI has been used to remove this scaffolding, and add virtual staging in some imagery.*





### **In The Local Area**

Kemp Town's Old Village is one of Brighton's most characterful and historic neighbourhoods, known for its charming Regency architecture, independent cafes, boutique shops and relaxed coastal atmosphere. Tucked between the seafront and the South Downs, the area blends a traditional village feel with a vibrant and creative community. Brighton Marina is within easy reach and regular bus services take you into the centre of Brighton and Hove, and out to the stunning scenery of Devil's Dyke. Brighton train station is approximately a mile away offering convenient mainline commuter links to London.

### **Further Information**

The property is situated in Parking Zone C. We have been informed by the seller that spaces in the car park can be rented from the Freeholder. Subject to Availability. Council tax band A, £1,719.63 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**

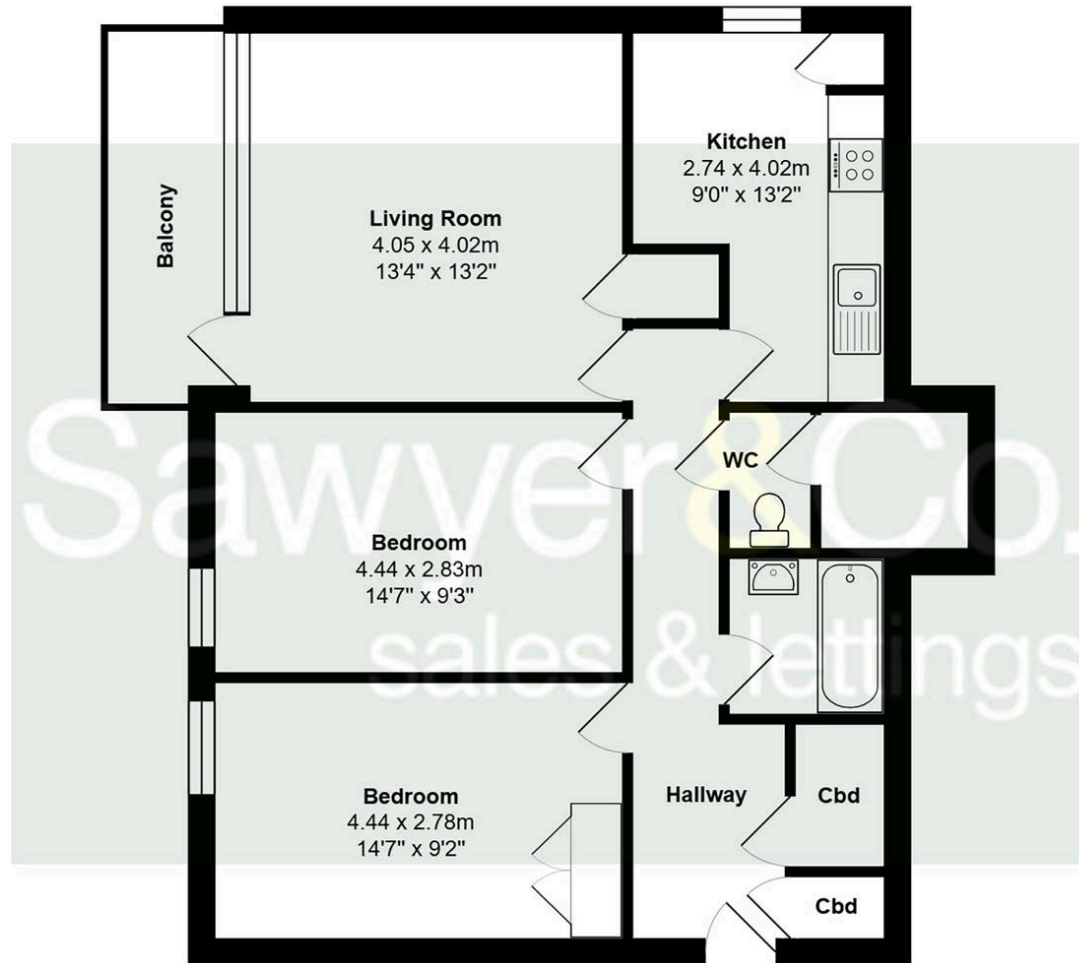
Tenure: Leasehold

Unexpired term on lease - Sold with an extended lease

Service Charge 2025 - Basic Maintenance £1,407pa, Major Works £500pa, Ground Rent - £10pa

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





Total Area: 71.8 m<sup>2</sup> ... 773 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.



## 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.