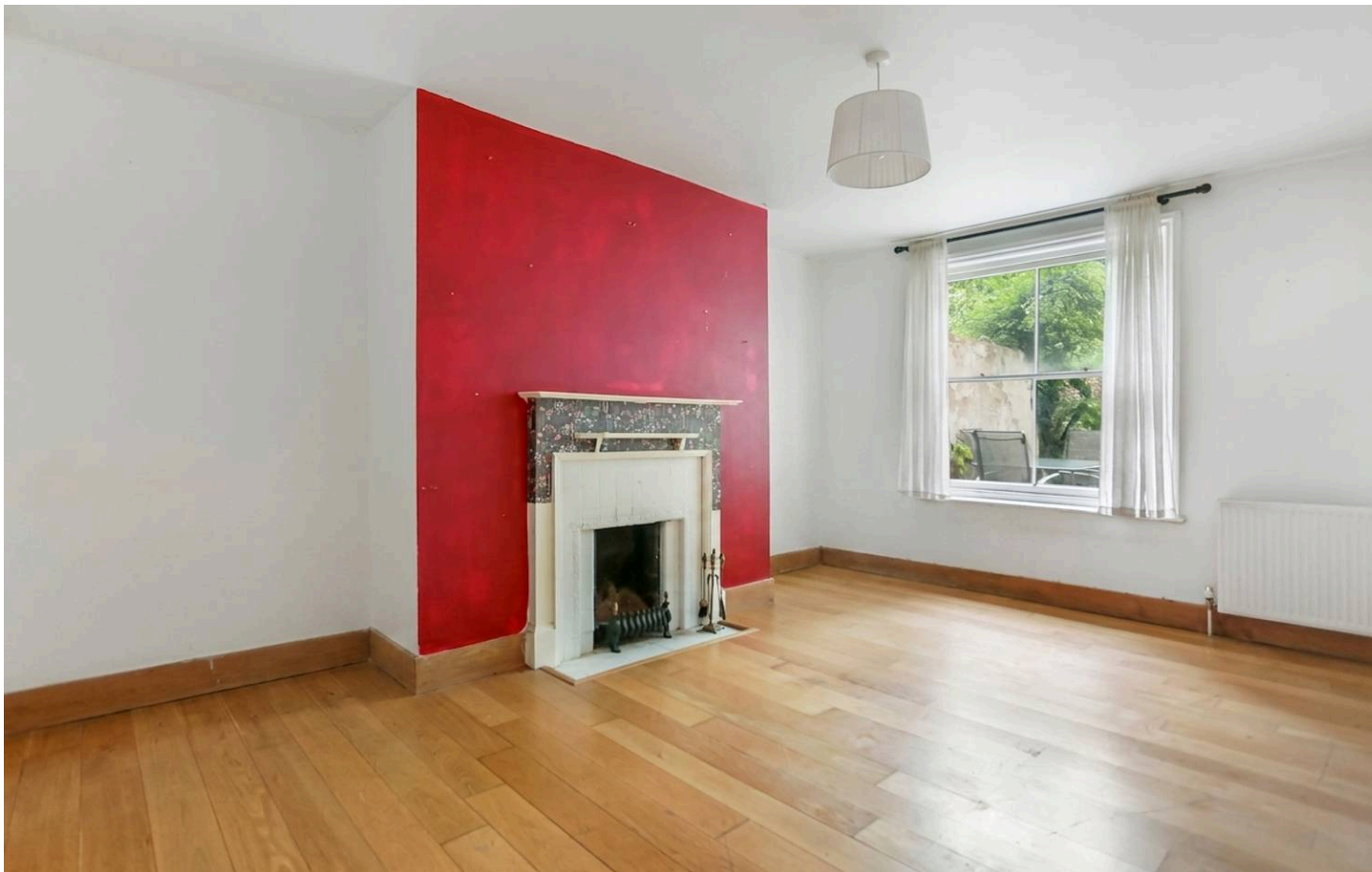




Vernon Terrace

Brighton

£450,000



Vernon Terrace, Brighton

Wonderfully located in vibrant Seven Dials, a short distance from Brighton Station and the countless amenities of the city centre. A spacious TWO BEDROOM GRADE II LISTED LOWER GROUND FLOOR APARTMENT with a private WEST FACING GARDEN. Sold with NO ONWARD CHAIN.

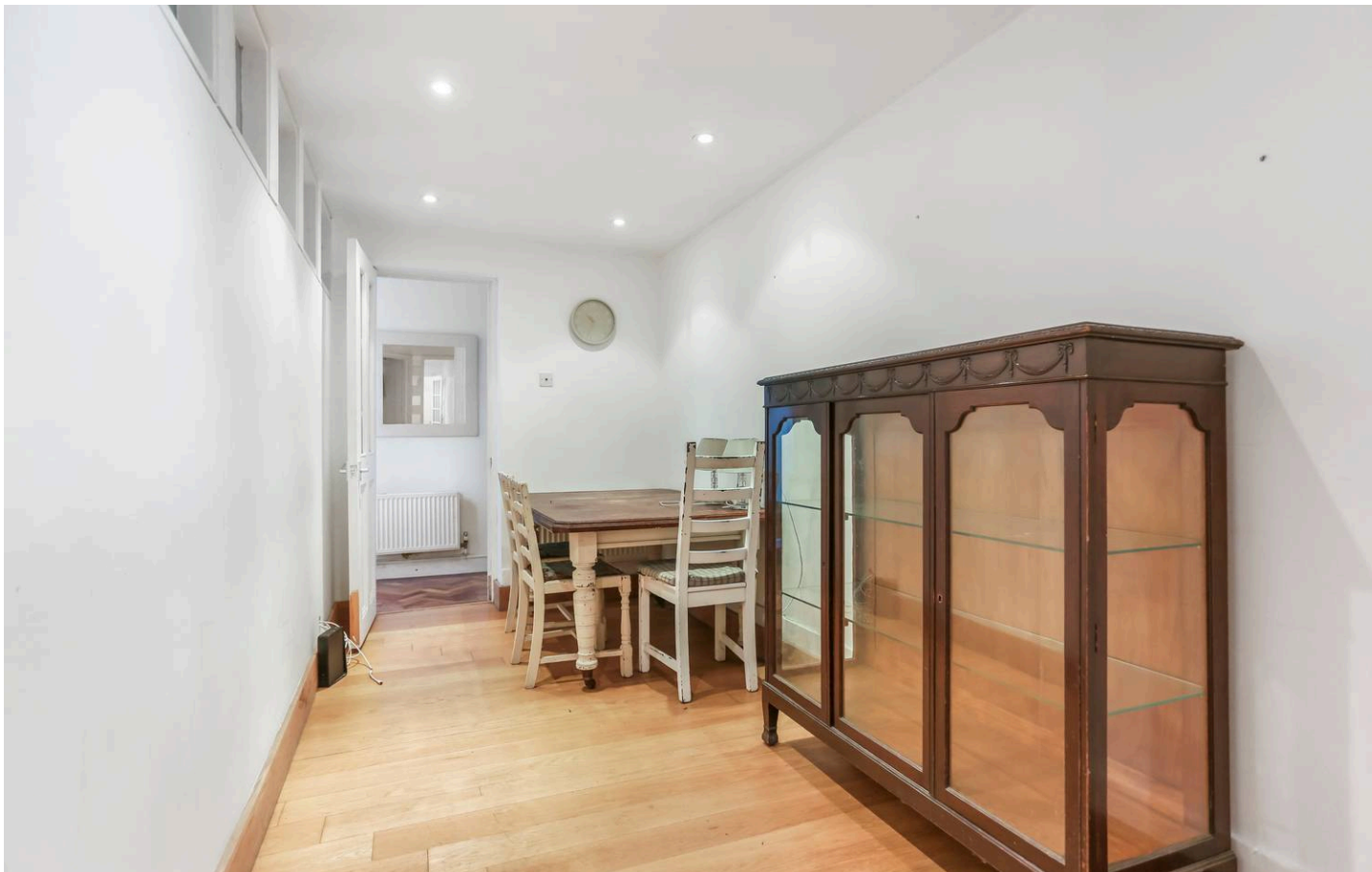
Occupying the lower ground floor of an attractive Victorian townhouse and benefitting from its own private, off-street entrance, this spacious apartment is well laid out throughout. At its heart is a good-sized lounge with a feature fireplace, while a separate contemporary fitted kitchen provides ample storage and workspace. There are two double bedrooms, with the principal bedroom being particularly well-proportioned and featuring a curved sash window, built-in storage and an attractive fireplace.

The property also benefits from a white bathroom suite and an unusually large hallway area, offering flexible space for dining or a practical work-from-home setup. Further advantages include a substantial storage area to the front and a west-facing rear garden with decking.

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 that include the Flour Pot Bakery, Small Batch Coffee and Le Gourmet Delicatessen.





The green open spaces of St Ann's Well Gardens and Dyke Road Park, with its open-air theatre and children's playground and rose gardens 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 half a mile away offering convenient commuter links.

Further Information

The property is situated in permit zone y (waiting list). Currently, the property is in Council Tax band B, which was charged at £2,006.23 for 2026/27.

EPC rating - Exempt

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 - 947 years

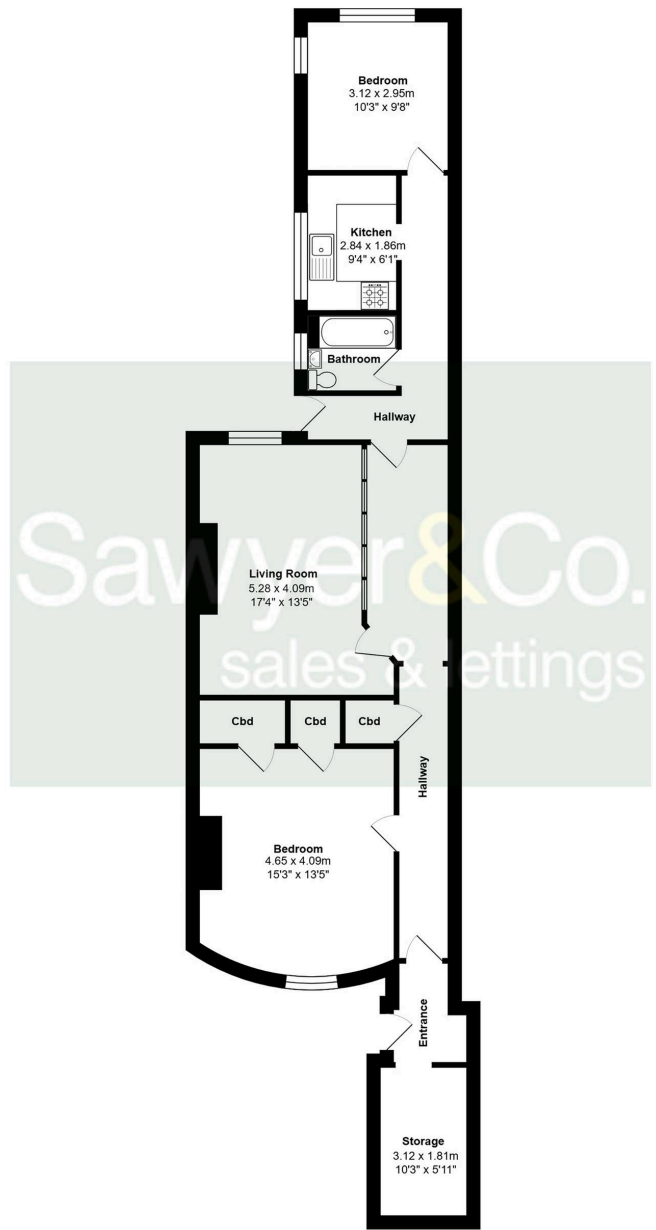
Service Charge - £1,440.10p pa

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









Total Area: 92.5 m² ... 996 ft²

All measurements are approximate and for display purposes only.

Sawyer&Co.
sales & lettings



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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.