

Havelock Road, Brighton, BN1 6GL
Asking Price £450,000

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A two bedroom maisonette with private street entrance and share of freehold, located in a sought after position close to both Preston and Blakers Park

The Property

A well presented first & second floor maisonette in a sought after location close to Preston Park. The accommodation is approached via a private street entrance and comprises on the first floor; An entrance hall with study space, open plan living space, a double bedroom and a bathroom. On the second floor is a double bedroom with fitted storage and an en-suite shower room.

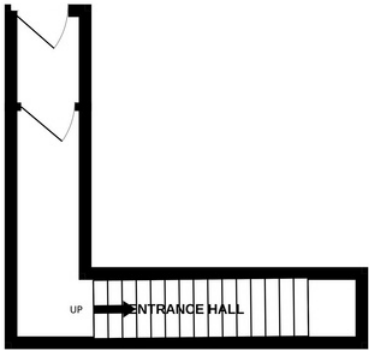
The Location

Havelock Road is conveniently located in the popular 'Golden Triangle' area of Brighton & Hove, handy for access to three railway stations; Brighton mainline station, London Road station and Preston Park station. Within walking distance of the city centre with its array of boutiques, cafés, bars, bistros, shops, schools, parks and sports facilities, giving you plenty to explore.

Minutes away is one of Brighton's oldest and largest parks, spanning an impressive 63 acres. The park offers the perfect respite to city living. Whether you want to enjoy a picnic on a summer's day or want to be active and take part in sport, jog round the park or exercise in the velodrome, this wonderful urban park has it all.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 872sq.ft. (81.0 sq.m.) approx.
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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	87 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure Share of Freehold
999 Year Lease Term From 1997
Ground Rent- N/A
Service Charge adhoc
Council Tax Band B



Please note:

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