

## 29 NORFOLK ROAD BRIGHTON, BN1 3AB

**£450,000**  
**SHARE OF FREEHOLD**

Magnificent ground and first floor maisonette with feature west facing balcony & private courtyard garden. This superb duplex apartment benefits from good sized rooms, a lovely layout and plenty of natural light to create a real sense of space throughout. The well presented accommodation comprises; two double bedrooms, bathroom, en-suite shower room on the ground floor with stairs leading up to the fantastic double aspect, open plan living area. There is the additional benefit of the boiler room, located separately off the communal hallway and providing useful additional storage.

This superb location provides easy access to all the City has to offer with local shops, cafes, restaurants and popular schools within the area. Brighton seafront can be seen from your balcony and as in a short walk away whilst popular St Anns Well Gardens is also within easy reach. Brighton mainline station provides regular and direct links to London.

**Nicholas  
James**

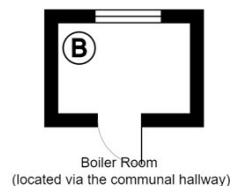
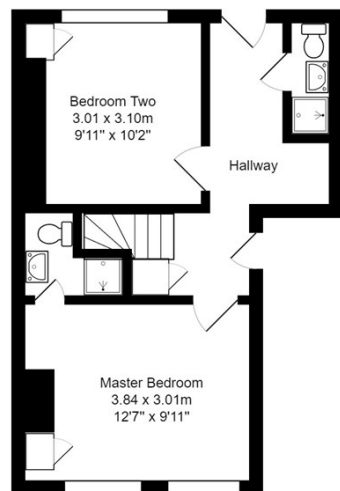
SALES LETTINGS AUCTIONS











29 Norfolk Road

Total Area: 73.7 m<sup>2</sup> ... 793 ft<sup>2</sup> (Excluding boiler room)

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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