



22 VERNON TERRACE BRIGHTON, BN1 3JH

**£150,000
SHARE OF FREEHOLD**

Nestled in the charming area of Seven Dials, Brighton, this delightful ground floor front aspect apartment presents an excellent opportunity for those seeking a property with superb potential.

Boasting a spacious studio room with Kitchen off and a separate bathroom this home is perfect for individuals looking to make their mark.

The apartment features a large studio space at the front, which is bathed in natural light thanks to the generous windows that overlook a picturesque green. This inviting aspect not only enhances the living experience but also offers a serene view. The high ceiling adds to the sense of space and airiness, making it feel even more inviting.

While the apartment is in need of modernisation, this presents a wonderful opportunity for buyers to personalise the space to their taste and lifestyle. With a share of the freehold and no onward chain, the process of acquiring this property is made all the more straightforward, allowing for a smooth transition into your new home.

In summary, this ground floor apartment on Vernon Terrace is a rare find, combining potential, location, and charm. Whether you are looking to invest or create your own home, this property is well worth considering.

**Nicholas
James**
SALES LETTINGS AUCTIONS





Flat 4, 22 Vernon Terrace

Approximate Gross Internal Area = 31.6 sq m / 340 sq ft



Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1268484)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Hove Lettings
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

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James**
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