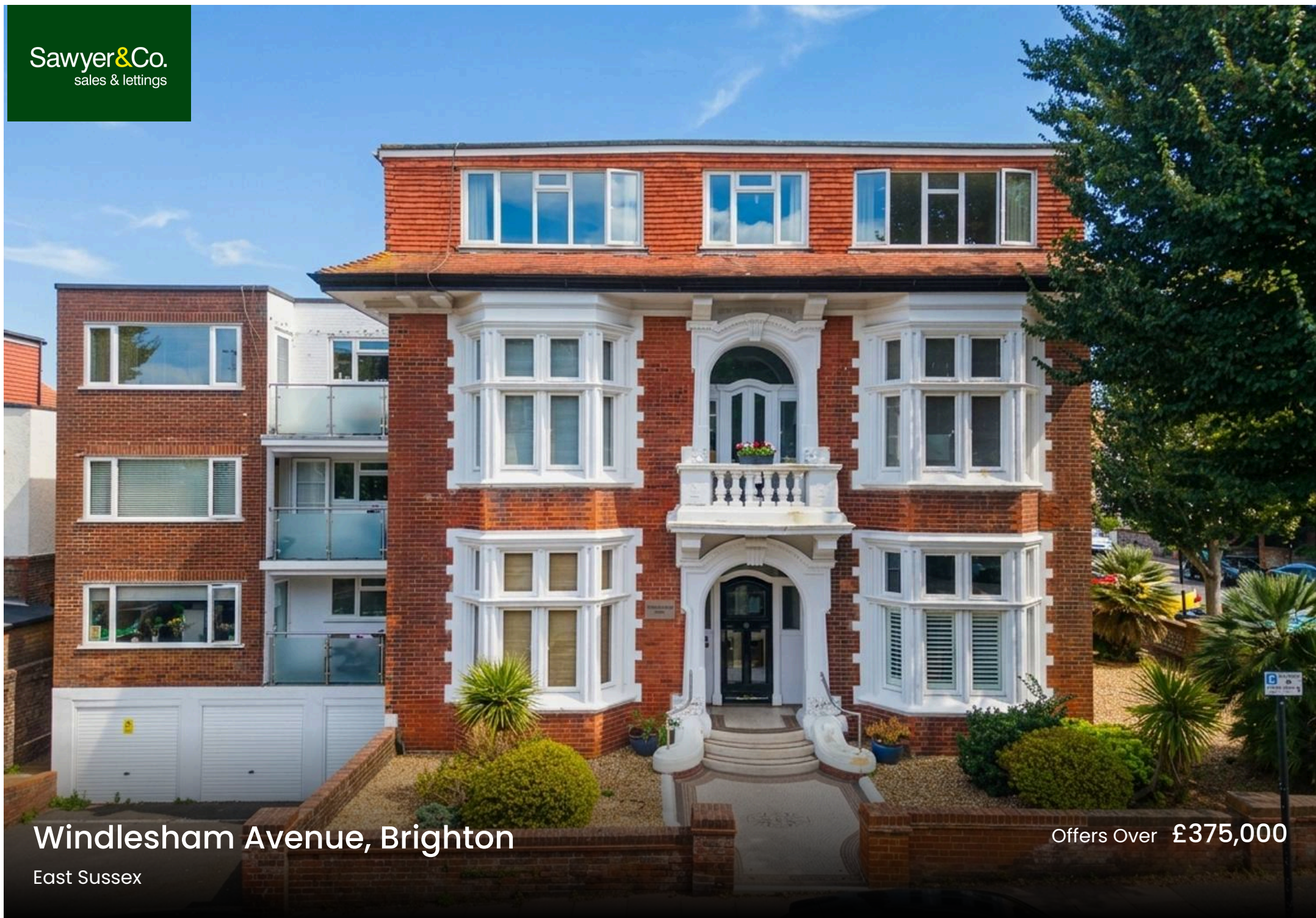




Windlesham Avenue, Brighton

East Sussex

Offers Over £375,000



Windlesham Hall, Brighton

Excellently situated close to the vibrant Seven Dials, and a short distance from Brighton Station, this exceptional, good-sized, TWO-BEDROOM FIRST-FLOOR APARTMENT is perfect for commuters, and close to local amenities such as Waitrose, as well as the city centre and seafront. Featuring a SOUTH-FACING BALCONY, and GARAGE.

Occupying the first floor of a modern side extension to an impressive period building, this bright and welcoming apartment is well laid out, with all rooms arranged around a central hallway. The light-filled, south-facing living room enjoys direct access to the private balcony, perfect for al-fresco dining/relaxing with a glass of your preferred drink after a long commute, the separate modern kitchen is fully fitted and overlooks the balcony. There are also two good-sized double bedrooms and a bathroom with a classic white suite.

Outside, the south-facing balcony is an appealing extension of the living space, providing a sunny spot to sit and enjoy the outdoors throughout the year. The property also comes with a secure garage and parking, particularly valuable additions in this part of the city.





The Local Area

Situated in the popular Seven Dials area, Windlesham Avenue is only moments away from many independent shops, bars, cafes, and restaurants, while the high street stores of Western Road, Churchill Square Mall, and the bustling North Laines and The Lanes are just a short walk. The streets surrounding Seven Dials offer the best of both worlds, combining a peaceful, family-friendly atmosphere with the convenience of a central location. When it comes to relaxing in green open spaces, St. Ann's Well Gardens and Dyke Road Park are within easy reach, featuring a rose garden, an open-air theatre, tennis courts and children's playgrounds, and the seafront and beach are also within walking distance. Regular bus services run into the centre of Brighton and out to Devils Dyke, while Brighton mainline train station is just half a mile away, offering convenient commuter links to London, Gatwick and along the coast.

Further Information

Windlesham Avenue is located in Parking Zone Y and Council Tax Band B, which is currently charged at £2,006.23 for 2026/27.

EPC Rating - C

Broadband & Mobile Phone Coverage - Prospect 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.

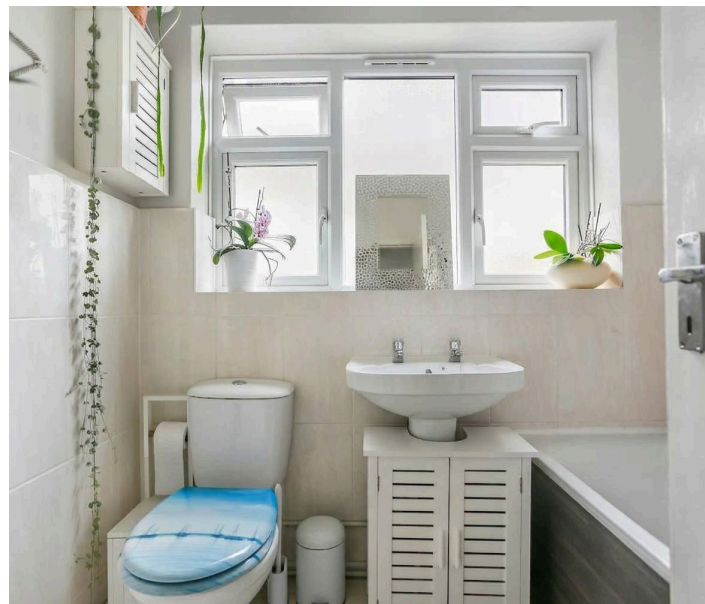
Tenure: Share of Freehold

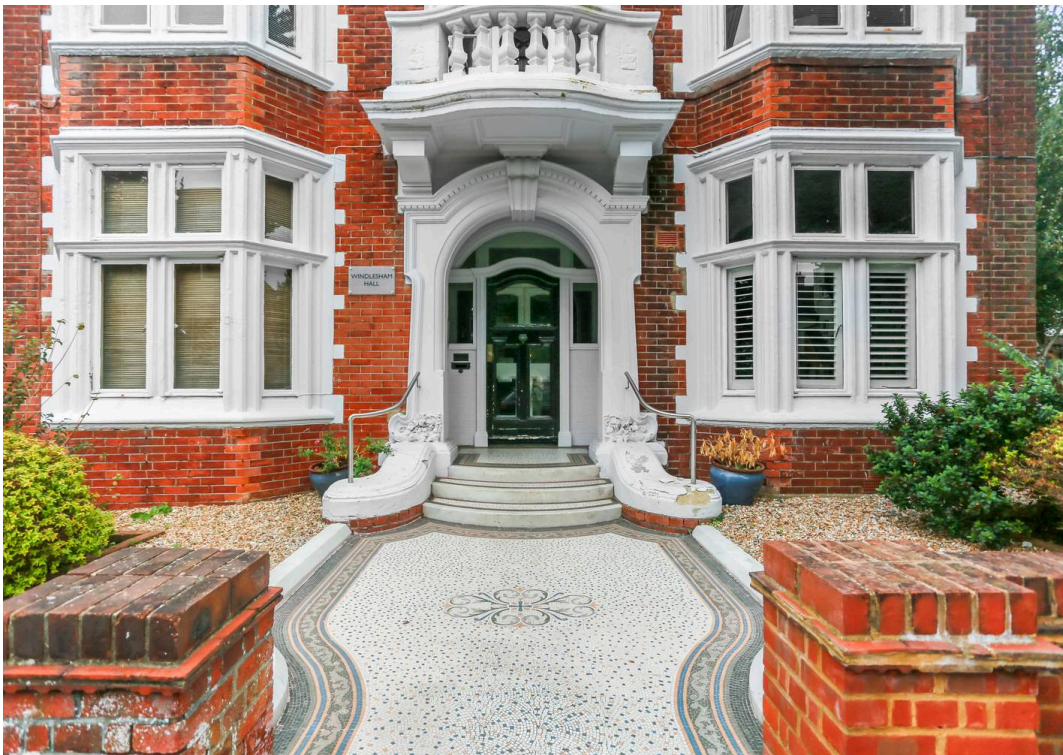
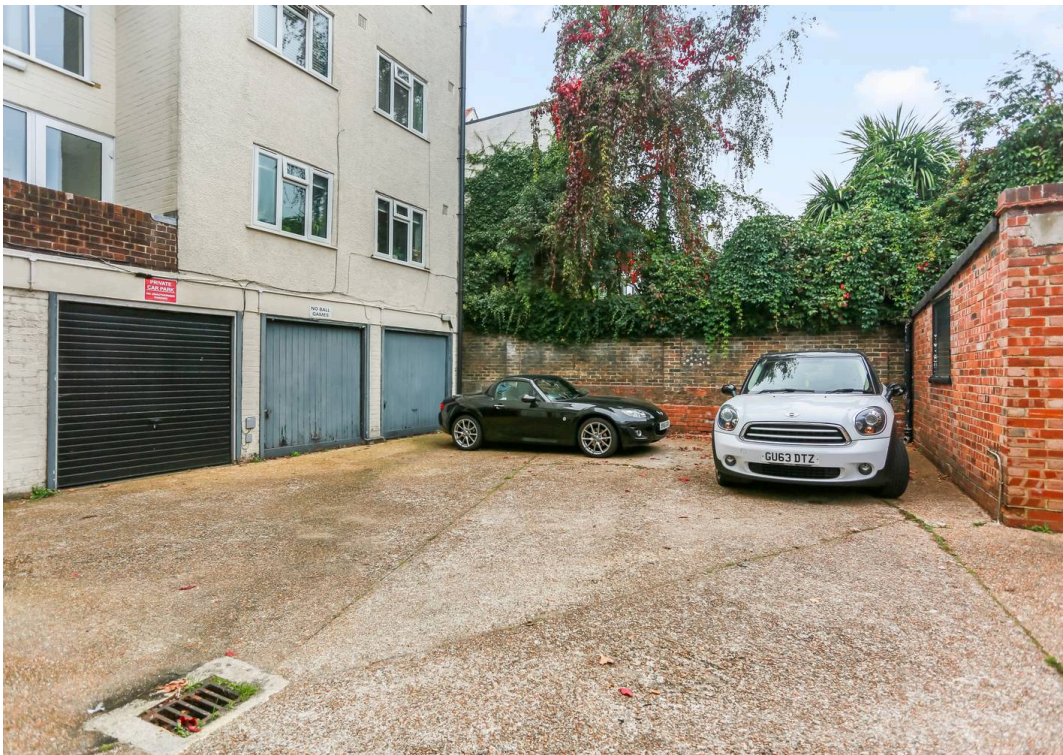
Unexpired term on lease - 55 years (lease to be extended as part of the sale)

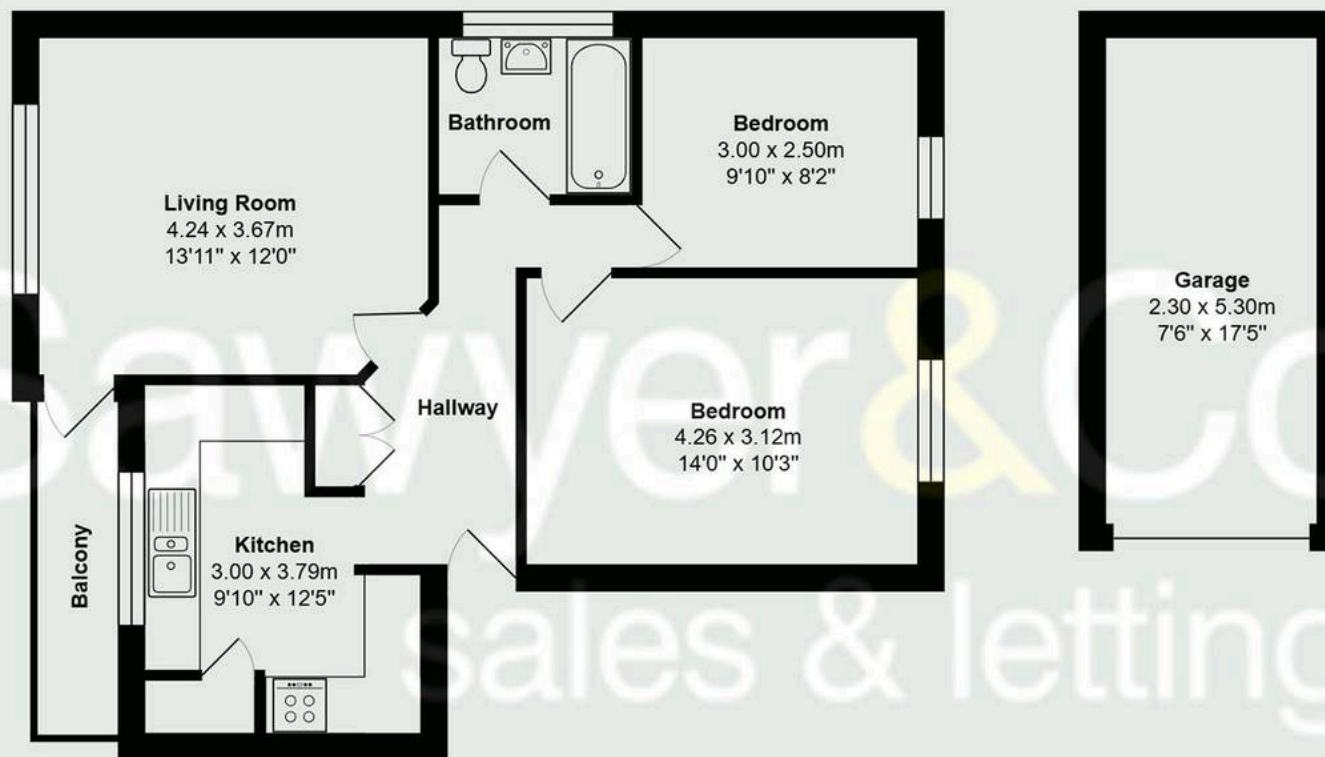
Service Charge - £1,630 per annum

Reserve Fund: £937.47 due in Dec '26 & again June '27

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







Total Area: 70.3 m² ... 756 ft² (Excluding balcony, including garage)

Total Floor Area: 58.1 m²... 625 ft² (Excluding balcony and garage)

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.