



Flat 2 11, Bath Street | | Brighton | BN1 3TB



ESTATE AGENT



## Flat 2 11, Bath Street | | Brighton | BN1 3TB

Offers In Excess Of £239,950

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\*\*\* OPEN DAY 10-12 SATURDAY 19TH NOVEMBER \*\*\* CALL TO BOOK YOUR 10 MINUTE SLOT \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE CONVERTED FLAT, FORMING PART OF A PERIOD BUILDING LOCATED IN THE HEART OF THE CITY CENTRE. CHURCHILL SQUARE SHOPPING CENTRE AND BRIGHTON PROMENADE ARE WITHIN 1500 METRES, ALSO WITHIN 200 METRES OF BRIGHTON RAILWAY STATION ( LONDON VICTORIA - 60 MINUTES ). THE PROPERTY OCCUPIES THE FIRST FLOOR, BENEFITTING FROM AN ENTRY PHONE SYSTEM, ENTRANCE HALL, 12' LOUNGE, DOUBLE BEDROOM, MODERN KITCHEN AND MODERN SHOWER ROOM. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS. NO UPWARD CHAIN.

- ENTRY PHONE SYSTEM
- ENTRANCE HALL
- 12' LOUNGE
- MODERN KITCHEN
- DOUBLE BEDROOM
- MODERN SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- CURRENTLY TENANTED AT £900 PCM
- OPEN HOUSE 19TH NOV - 10AM-12PM

Front door leading to:

### ENTRANCE HALL

**12'1" in length (3.70 in length)**

Being ' [ ' shaped security door entry phone system, double panelled radiator, storage cupboard housing electric meter, feature chandelier.

Door off entrance hall to:

### LOUNGE

**12'1" x 9'1" (3.69 x 2.78)**

Original sash window to the front having an easterly aspect, built in display shelving to either side of the chimney breast, 9" skirting, double panelled radiator, ornate chandelier.

Door off entrance hall to:

### KITCHEN

**5'6" x 9'1" (1.69 x 2.77)**

Comprising 1 1/4 stainless steel sink unit with mixer tap inset into granite effect work top, inset ' ZANUSSI ' four ring electric hob to

the side, built in ' ZANUSSI ' electric oven under, ' INDESIT ' free standing washing machine to the side, storage cupboard to the side, tiled splash back, complimented by matching wall units over, stainless steel canopied extractor hood to the side, matching granite effect work, storage cupboard under, free standing ' LEC ' fridge to the side, tiled splash back, original sash window to the front having an easterly aspect, vinyl flooring, modern chandelier.

Door off entrance hall to:

### BEDROOM

**11'7" x 10'4" (3.55 x 3.15 )**

Original Georgian style sash window to the rear having an westerly aspect with distant glimpses of The South Downs, door giving access to walk in storage cupboard, double panelled radiator, ornate chandelier.

Door off entrance hall to:

### SHOWER ROOM

Being part tiled, comprising pedestal wash hand basin with contemporary style mixer tap, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, glass shower screen, low level wc, heated hand towel rail, wall mounted ' BAXI ' gas fired combination boiler, original frosted Georgian style sash window to the rear, vinyl flooring, spot lighting style chandelier.

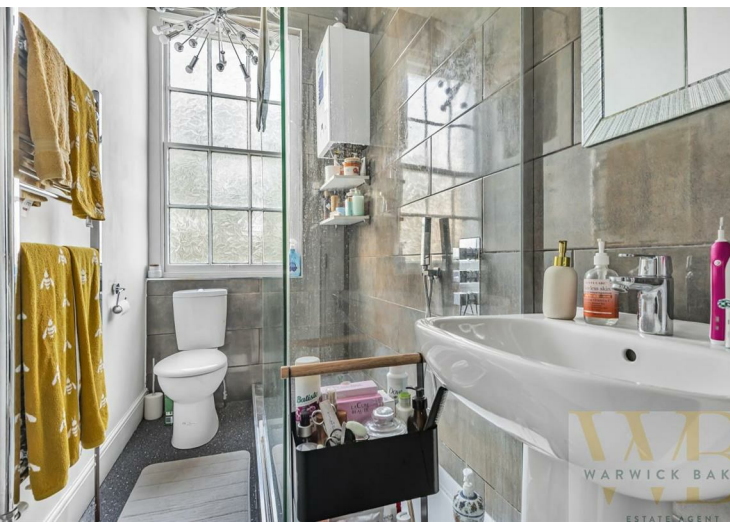
### OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE :- £1560 PER ANNUM

GROUND RENT :- NON-APPLICABLE

LEASE :- 900 YEARS REMAINING APPROXIMATELY



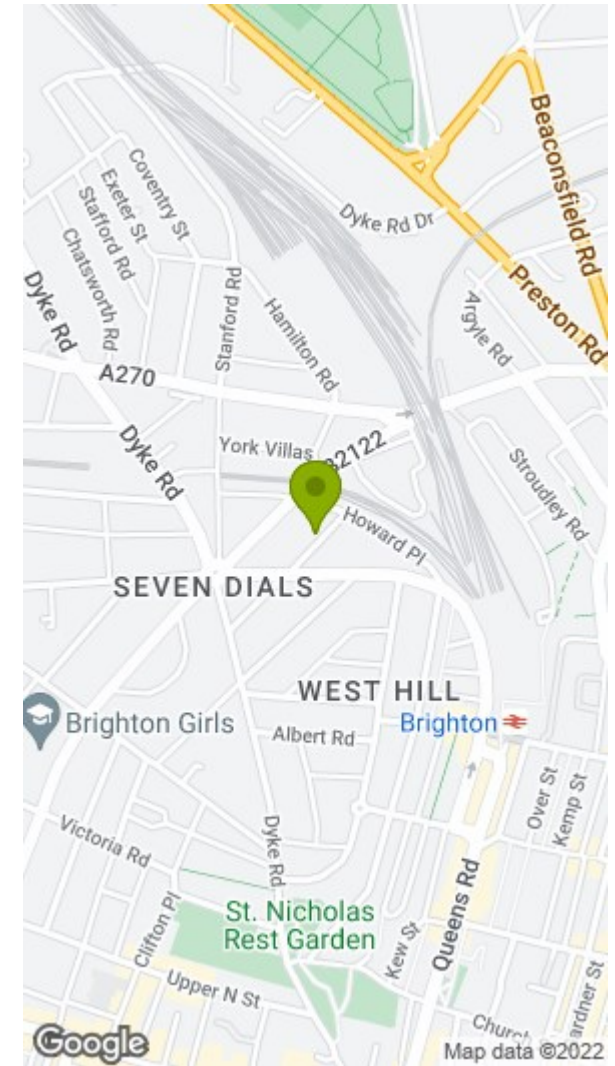
# Bath Street, Brighton, BN1

Approximate Area = 415 sq ft / 38.6 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 916923



## Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	