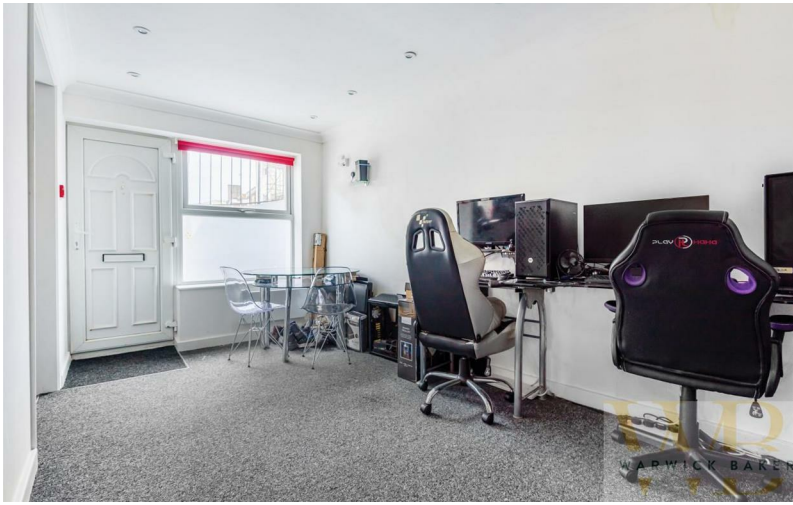
27a Guildford Road | | Brighton | BN1 3LW

WARWICK BAKER
ESTATE AGENT



## 27a Guildford Road | | Brighton | BN1 3LW

## Offers In Excess Of £210,000

*** O.I.E.O £210,000 ***

*** OPEN DAY 12:00am - 14:00 SATURDAY 24th SEPTEMBER *** CALL TO ARRANGE 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 900 METRES, ALSO WITHIN 100 METRES OF BRIGHTON RAILWAY STATION ( LONDON VICTORIA - 60 MINUTES ). THE PROPERTY OCCUPIES THE LOWER GROUND FLOOR, BENEFITTING FROM A PRIVATE STREET ENTRANCE HALL, 16' LOUNGE, DOUBLE BEDROOM, MODERN KITCHEN, SHOWER ROOM AND 24' FRONT PRIVATE COURTYARD. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS. NO UPWARD CHAIN.

- PRIVATE STREET ENTRANCE
- LOUNGE
- MODERN KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- 24' FRONT COURTYARD
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET IVESTORS
- NO UPWARD CHAIN

Private street entrance leading to:

## LOUNGE
**16'9" x 12'2" (5.12 x 3.72)**
Being ' L ' shaped, double glazed windows to the front having an easterly aspect, electric convector heater, LED downlighting.

Square opening off lounge to:

## KITCHEN
**7'11" x 7'0" (2.43 x 2.15)**
Being part tiled comprising, stainless steel sink unit with contemporary style mixer tap inset in granite effect work top, storage cupboards below, space and plumbing for washing machine to the side, adjacent matching granite effect work top to the side with inset ' ZANUSSI ' four ring electric hob, ' ZANUSSI ' electric oven under, storage cupboards to either side, stainless steel and glass canopied extractor hood, space for tall fridge/freezer to the side, double glazed windows to the front having an easterly aspect, vinyl flooring, LED down lighting.

Door off lounge to:

## BEDROOM
**11'7" x 9'5" (3.54 x 2.88)**
Double glazed windows to the front having an easterly aspect, electric convector heater, LED down lighting, door off bedroom to airing cupboard housing pressurised hot water cylinder, recessed area.

Door off bedroom to:

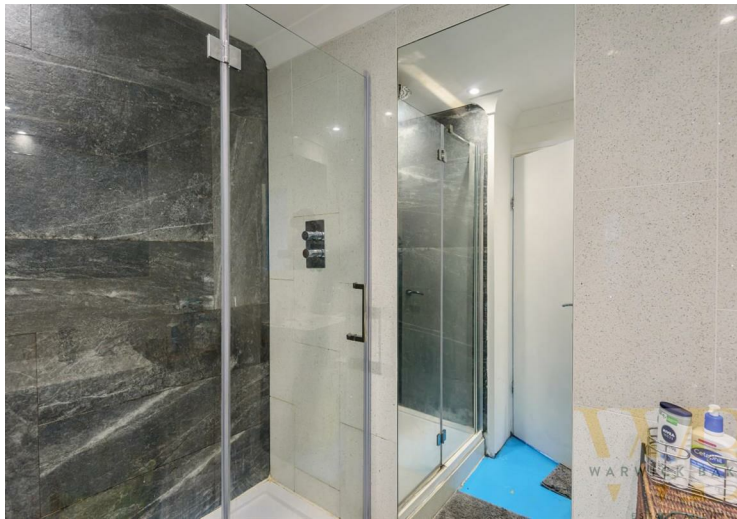
## SHOWER ROOM
Being part tiled, comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, step in fully tiled shower cubicle with built in shower with rainfall style shower head, sliding glass shower door.

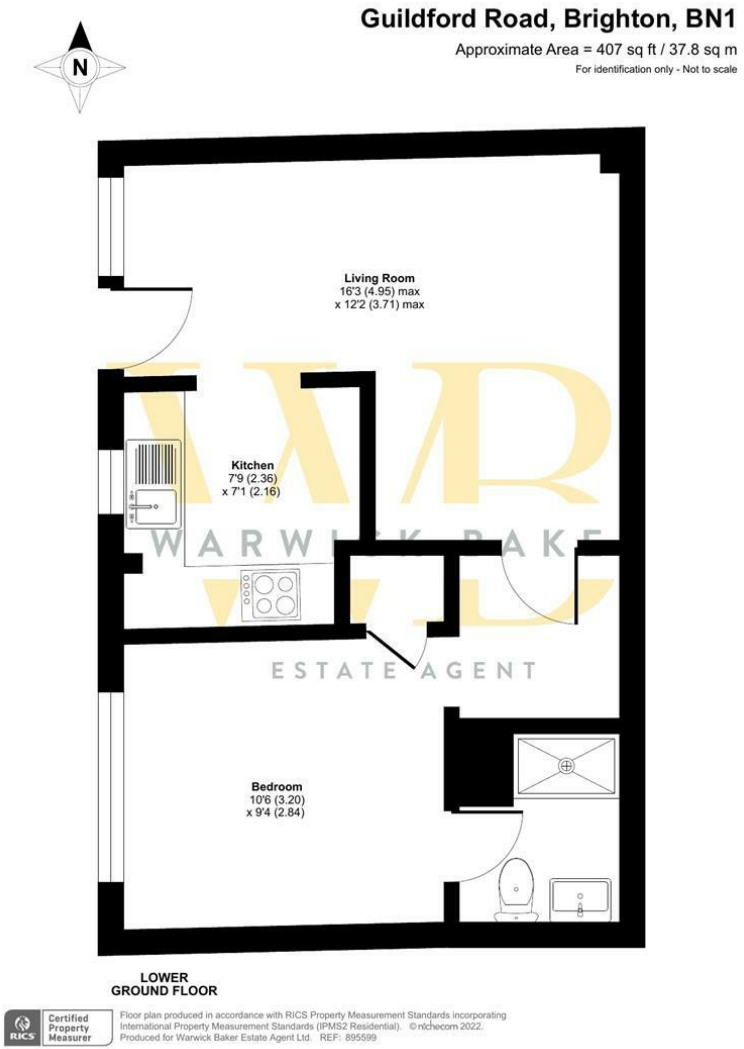
## FRONT COURTYARD AREA
**24'7" x 5'1" (7.50 x 1.56)**
Laid totally to patio, having an easterly/southerly aspect.

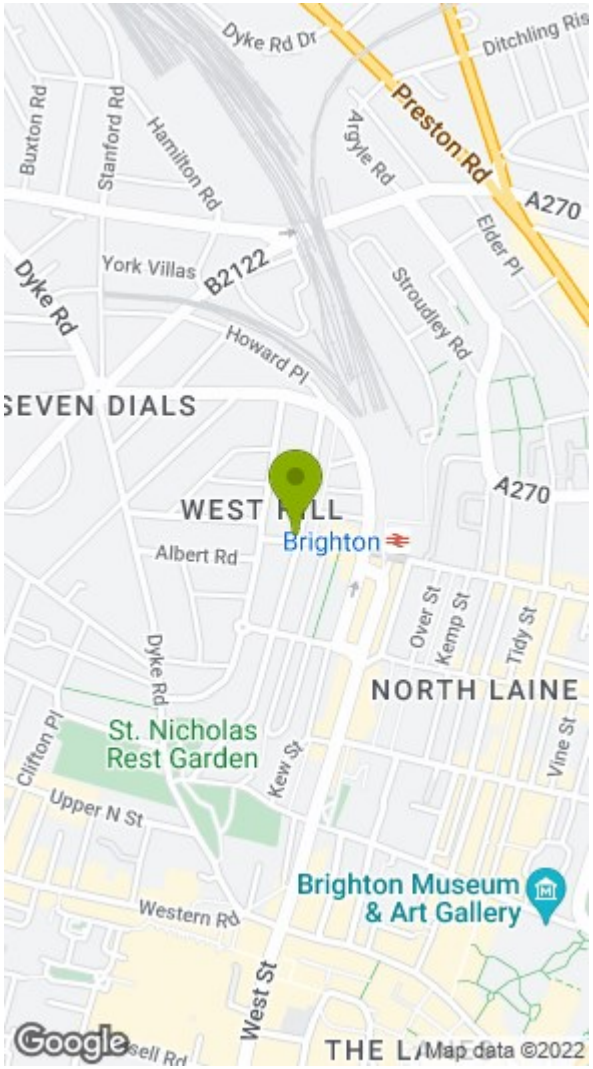
## OUT GOINGS
MAINTENANCE:- £300 PER ANNUM

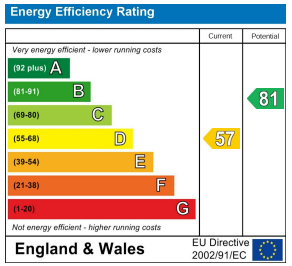
GROUND RENT:- TBA

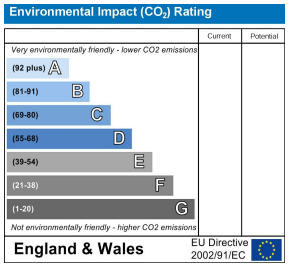
LEASE:- BRAND NEW LEASE TO BE GRANTED






**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

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