



Guide Price  
**£225,000**  
 Leasehold

## Laylands Road, Brighton

- TWO DOUBLE BEDROOMS
- WEST FACING LOUNGE/DINER
- SEPARATE KITCHEN
- FIRST FLOOR FLAT
- 73 SQ. M
- UTILITY ROOM

\*\*\*GUIDE PRICE: £225,000 - £250,000\*\*\*

Situated on the first floor of a well-maintained purpose-built block, this spacious two-bedroom apartment is ideally located within walking distance of Portslade and Fishersgate mainline stations, local shops, parks, and the seafront.

The accommodation comprises a generous living area, separate fitted kitchen, two double bedrooms, a family bathroom, and a useful utility room, making it an ideal purchase for first-time buyers and investors.

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## Accommodation

### Entrance Hall

Lounge/Diner 14'8 x 14'3 (4.47m x 4.34m)

Kitchen 10'4 x 7'9 (3.15m x 2.36m)

Bedroom One 15'3 x 10'5 (4.65m x 3.18m)

Bedroom Two 14'3 x 10'5 (4.34m x 3.18m)

### Bathroom

### Utility Room

### Agents Notes

Tenure: Leasehold Approx. 94 Years Remaining

Maintenance Fee: £1,015.00 Per Annum

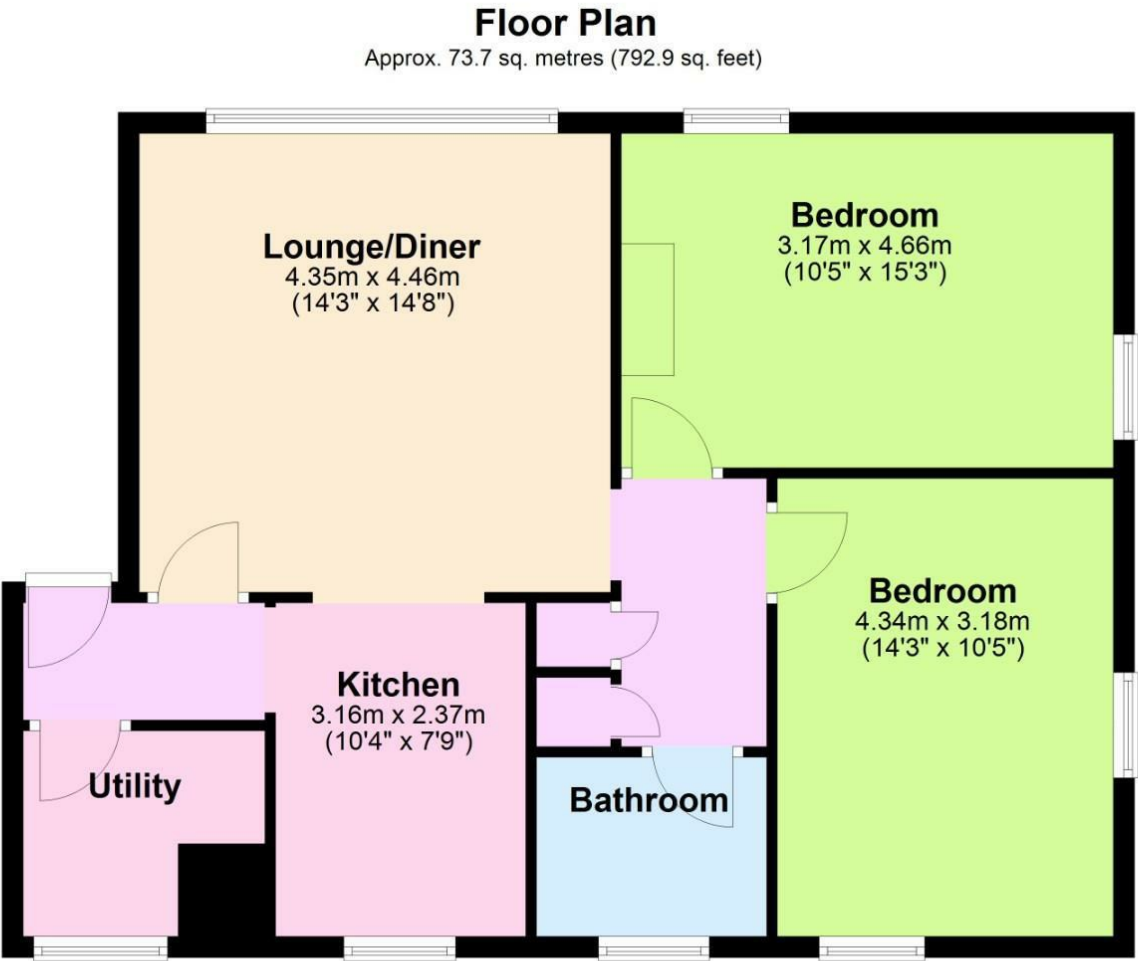
Ground Rent: £10 Per Annum

EPC Rating: TBC

Council Tax Band: B







Total area: approx. 73.7 sq. metres (792.9 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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