



Laylands Road, Brighton

Guide Price
£225,000
Leasehold

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

Council Tax Band: B



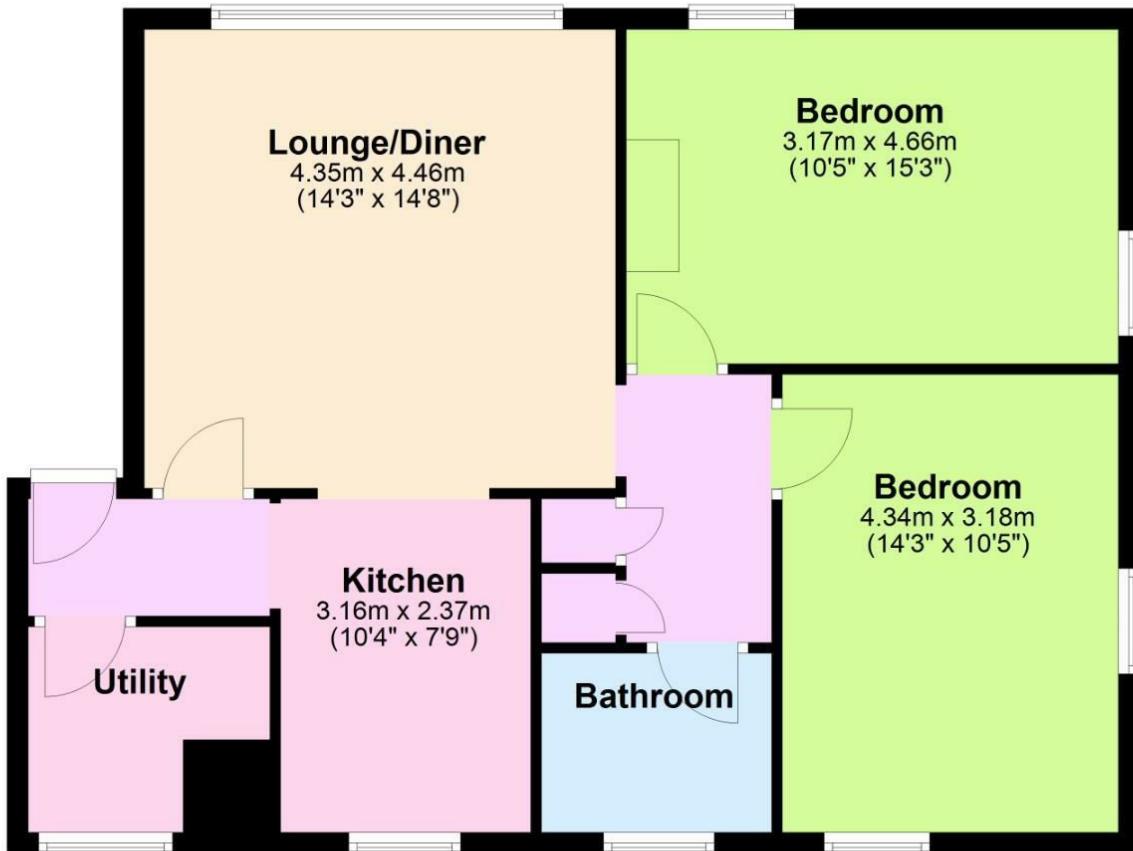
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Floor Plan

Approx. 73.7 sq. metres (792.9 sq. feet)



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

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.