

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

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## Alan Way

, Brighton, BN2 5PF

**Asking Price £450,000**

AN IMMACULATE THREE BEDROOM MAISONETTE ARRANGED OVER TWO FLOORS WITH LARGE LANDSCAPED PATIO GARDEN.

The property comprises: enclosed porch leading to entrance hall, downstairs luxury cloakroom, utility room, large open plan kitchen/ reception room with stylish modern fitted kitchen with stylish plinth lights, independent of the main lighting, AEG inset double oven, hob and hood.

Stairs lead up to the first-floor landing with loft hatch with pull down staircase, where there are three double bedrooms (the master bedroom, which is huge, having its own luxury en suite wet room & bedroom two has the benefit of fitted wardrobes) and a large luxury family bathroom with white three piece suite and touch activated wall mirror with Bluetooth, so you can play your favourite tunes, while in the bath, the step up to the bath has its own independent lighting, casting a lovely relaxing glow. The large front patio garden is an enclosed private oasis and has been beautifully landscaped.

The property is located in the up-and-coming White Hawk area located close to Kemp Town and the Beach. The Marina is also close by with its excellent shopping, restaurants and multi-screen cinema.

The property would be perfect for both couples and family buyers, wanting a high specification, property they can just move into, to enjoy all the benefits of coastal living.

Share of Freehold

Lease: 113 years

Service charge: They do maintenance on their own building and the downstairs maisonette does their own as well.

- THREE DOUBLE BEDROOMS
- LARGE OPEN/PLAN KITCHEN RECEPTION ROOM
- LUXURY FAMILY BATHROOM
- EN SUITE LUXURY WET ROOM
- DOWNSTAIRS CLOACKROOM
- LARGE LANDSCAPED PATIO GARDEN
- SPLIT LEVEL MAISONETTE
- CHAIN FREE



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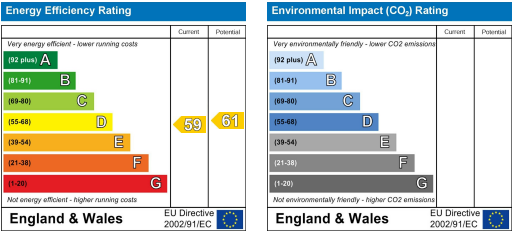
Floor Plan



Area Map



Energy Efficiency Graph



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