



A ONE DOUBLE BEDROOM flat in a CONVERTED PERIOD BUILDING located near to BRIGHTON STATION. The accommodation comprises entrance hall, LOUNGE, SEPARATE KITCHEN, BATHROOM, REAR GARDEN, OWN STREET ENTRANCE, GCH, EPC C.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- ONE DOUBLE BEDROOM FLAT
- CONVERTED PERIOD BUILDING
- 15'5" x 12'7" LOUNGE
- SEPARATE KITCHEN
- REAR GARDEN
- BATHROOM
- OWN STREET ENTRANCE
- GAS CENTRAL HEATING
- NO ONGOING CHAIN





LOWER GROUND FLOOR

ENTRANCE HALL

Laminated wooden flooring, radiator.

BEDROOM

Three Westerly aspect sash windows to bay, ceiling coving, laminated wooden flooring, radiator.

LOUNGE

East aspect multi pane sash window, storage cupboards, laminated wooden flooring, radiator, door to:

KITCHEN

Eye level wall cupboards, wood effect worktops with tiled surround, inset stainless steel sink unit with mixer tap, electric oven, electric hob with extractor hood over, plumbed space for washing machine, space for further appliance, laminated wooden flooring, Southerly aspect window, double glazed door to REAR GARDEN, door to:

INNER HALL

BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, electric shower over, wash hand basin with mixer tap and cupboards under, mirror fronted medicine cabinet over, low level close coupled WC, wall mounted cupboard housing boiler, radiator, Southerly aspect part glass brick block window.

EXTERNAL

FRONT PATIO

Westerly aspect, paved.

REAR GARDEN

Easterly aspect, gravelled with borders to sides.

ADDITIONAL INFORMATION

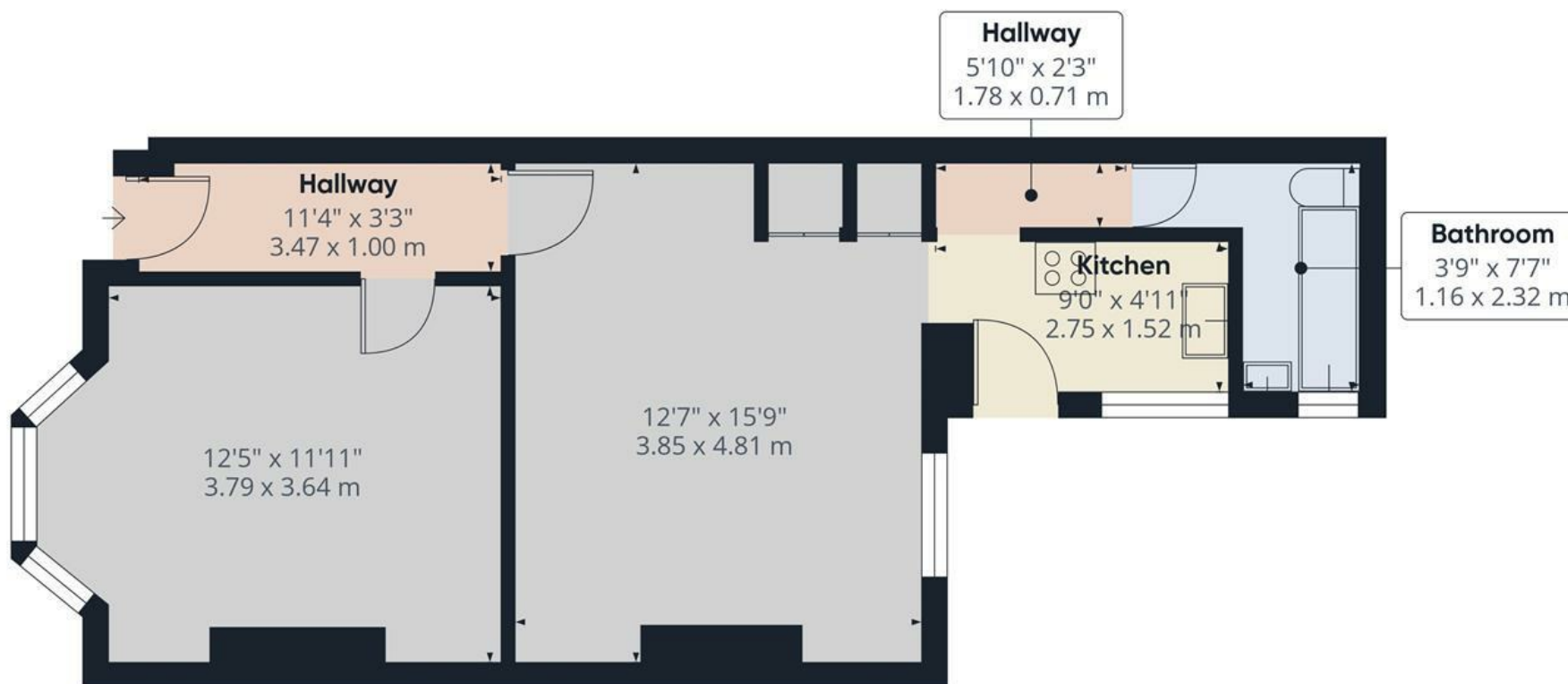
Lease - 147 years remaining

Maintenance - £1,000 P.A.

Ground Rent - £0

Council Tax Band A - £1,637.19





Approximate total area⁽¹⁾

482 ft²

44.8 m²

(1) Excluding balconies and terraces

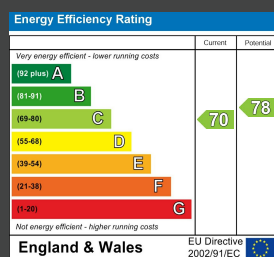
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

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Tel: 01273 323000
Email: sales@brices.co.uk
www.brices.co.uk

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