

PORT • HALL

ESTATES



Paston Place

Brighton

BN2 1HA



FOR SALE

Asking price £350,000

Leasehold - Share of Freehold

Summary

Occupying a prominent corner location at the junction of Paston Place and Chapel Terrace within the favoured Kemptown area of the City, accessible to local shops in St Georges Road, the Seafront, Brighton College, Royal Sussex County Hospital, Brighton Marina and bus services to the City Centre.

A top floor flat in this end of terrace period property, currently arranged as three self-contained flats.

The predominately south facing accommodation comprises 2 bedrooms, bathroom, sitting room and kitchen, with gas fired central heating and a private walled patio with possibility of an off street car parking space, subject to any necessary consents.

Approached via an internal staircase to a:

LANDING:

Radiator, cupboard housing a Worcester gas fired central heating boiler, some low-level storage cupboards, meter/fuse box, central heating thermostat, south facing window, ceiling down lighters.

SITTING ROOM:

16'3 x 12'3 into chimney recess
(4.95m x 3.73m) Fireplace surround, double panelled radiator with thermostatic control valve, oblique sea view.

BEDROOM 1:

12'6 x 11'3
(3.81m x 3.43m) Fireplace surround, radiator, built in corner cupboard with storage cupboard above, further built in cupboard with shelving.

BEDROOM 2:

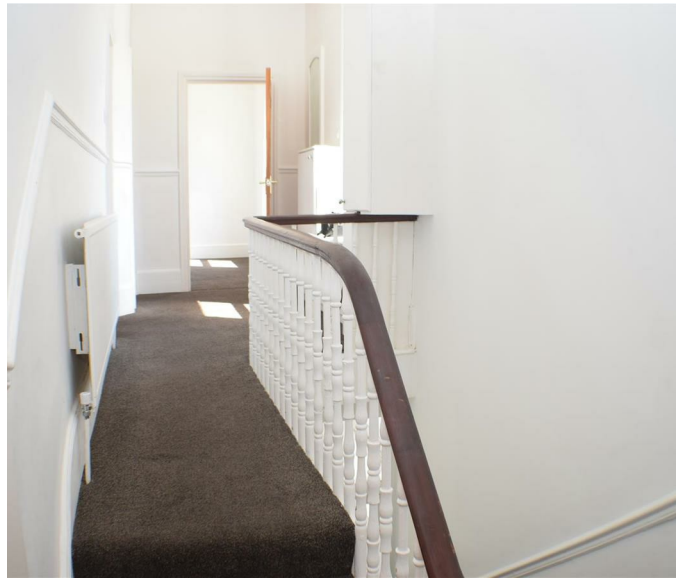
10'6 x 5'3
(3.20m x 1.60m) South facing with a window, radiator.

KITCHEN:

8' onto the chimney breast x 10'9 into recess
(2.44m x 3.28m) Of irregular, range of wall and floor modern units incorporating cupboards, drawers, work surfaces, inset stainless steel 1½ bowl sink unit with mixer tap, inset Lamona four ring ceramic hob with stainless steel splash back and canopied extractor hood above and with matching oven under, space for fridge/freezer, plumbing for a washing machine, window facing south.

BATHROOM:

Panelled bath having mixer tap and Bristan shower unit above, corner vanity unit with inset wash hand basin and cosmetic cupboard under, low-level WC with dual flush cistern, fully tiled walls, ladder style heated towel rail, inset ceiling down lighters, extractor fan, window.





Viewing

Please contact our Port Hall Estates Office on 01273 559846 if you wish to arrange a viewing appointment for this property or require further information.



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		

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