



TRUEMANS



Brading Road, Brighton, BN2 3PE

TRUEMANS - **Guide price £300,000 - £325,000**

We are delighted to offer this beautifully presented two bedroom maisonette. If you are looking for an apartment that is ready to move straight into then look no further, this wonderful property has been tastefully finished throughout. There are two flats in the building currently, with this flat being offered with a share in the freehold and no onward chain.

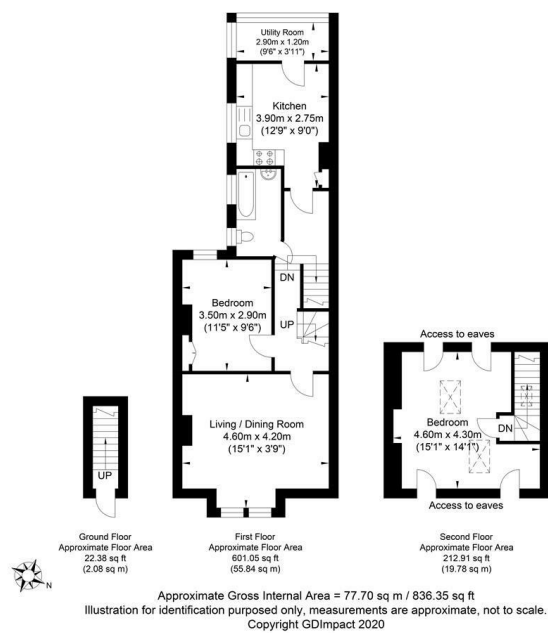
Brading Road is in a popular location to the north of the city centre within easy reach of Lewes Road. There are many services in Elm Grove and

Lewes Road including convenience stores with larger supermarkets such as a Sainsbury's within 0.5 miles. On the next corner is the lovely Hartington pub and the popular Flour Pot bakery is less than 250m away.



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Further Information

Council Tax: Band

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

www.truemansestateagents.co.uk

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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