



Flat 3, 90 Shaftesbury Road, Brighton, BN1 4NG



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Brighton, BN1 4NG

Guide Price £375,000 - £399,950 Leasehold

- Unique maisonette - within traditional Brighton townhouse
- Arranged over two floors (second & top floor)
- Three bedrooms, two doubles and one single
- 14'9 Living room with westerly aspect
- 19'8 Loft bedroom/multi-purpose studio room
- Modern fitted bathroom suite
- Combination boiler for gas central heating & hot water
- Desirable tree-lined street, close to Preston Circus & London Road amenities
- Close proximity to London Road train station
- Internal viewing recommended

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Situated in the Popular Preston Circus location you will find this unique THREE bedroom MAISONETTE. Stairs rise from the main entrance to the second floor. The living room has a westerly aspect with a decorative balcony and is large enough for a sofa and dining table with chairs. The kitchen is situated just off the living room with fitted units, built in four ring gas hob, electric oven and extractor hood. There is space and plumbing for a washing machine and upright fridge/freezer, the combination boiler is wall mounted for the gas central heating and hot water. Bedroom one is a good size double room with plenty of space for furniture. Bedroom three would make an ideal home office or guest room. The bathroom has been updated with a panelled bath, mixer tap with shower attachment, low level WC and an ornate vanity style unit with floating wash basin. Stairs rise from the hallway to the CONVERTED LOFT which is bedroom two measuring 19'8, currently being used as a music room which has eaves storage and three large Velux windows and a small dormer window which bring lots of extra light into the room at this time of year, and lovely fresh air in the Summer. To appreciate this home please contact our office to arrange a viewing today.



Ideal for commuters, with excellent transport links, very close proximity to London Road station, bus services, and walking distance from Brighton mainline station. Conveniently located for cafes, shops, restaurant pubs, parks and cinema. Easy walking distance from Brighton's main central shopping locations and seafront.



Communal Entrance

Stairs to all Floors

Entrance

Entrance Hallway

Living Room

14'9 x 11'5

Kitchen

8'6 x 6'2

Bedroom

11'5 x 8'6

Bedroom

8'6 x 6'2

Bathroom

Stairs rising to First Floor

Bedroom

19'8 x 11'1

Property Information

Council Tax Band A: £1,558.71 2024/2025

89 years remaining on lease

Ground Rent - £527.59 p/a

Service Charge - £1,294.01 p/a

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Residents Parking Zone J

Broadband: Standard 3Mbps, Superfast 73 Mbps, Ultrafast

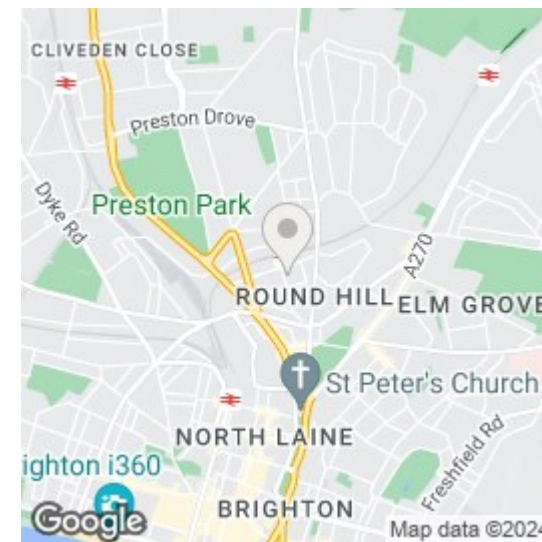
1000Mbps available

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	78
(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	

Spencer & Leigh

Shaftesbury Road



Ground Floor
Approximate Floor Area
477.27 sq ft
(44.34 sq m)

First Floor
Approximate Floor Area
232.60 sq ft
(21.61 sq m)

Approximate Gross Internal Area = 65.95 sq m / 709.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.