

Paul Bott & Co



- Large One Bedroom Flat
- Purpose Built Block
- Very Well Maintained Throughout
- Modern Fitted Kitchen

4 The Pines, Canterbury Drive, Brighton, BN2 3GF

Offers In Excess Of £220,000

An excellent, one-bedroom, purpose built flat located close to the Level in central Brighton. With a large double bedroom, spacious open plan kitchen living space, well proportioned bathroom and a private utility space, this is a perfect purchase for any first time buyer, offering easy access to the City Centre and local train stations.



Property Description

Entering through the communal way you lead to the first floor of this purpose-built block. A hallway runs front to back through the apartment, with a large open plan living space to the far end. Bright and breezy, with a large east facing window allowing beautiful natural light, the lounge is the perfect size for relaxing and entertaining. To the rear of the space, a modern fitted kitchen, with an abundance of storage has been installed, also offering a seating area, perfect for dining. Built in appliances including fridge freezer, gas hob and fan assist oven have been installed and a north aspect window is positioned above the sink area. Decorated neutrally, a lovely white runs through the whole room, with metro style tiles to match adorning the kitchen walls, with a light wooden flooring underfoot.

To the front of the flat, a large double bedroom, with east facing window, again perfect for morning light, brightens the space perfectly. With soft grey carpeting underfoot and a beautiful green to the walls, the bedroom offers great space with room for a double bed and various storage options.

The bathroom is located to the rear of the property, with a west facing window, with tiling throughout and a lovely pink running alongside. Incorporating a bathtub as well as a separate walk-in shower, alongside a w/c and wash basin, the bathroom space offers flexibility and ease.

A huge benefit to this property is the utility room included. A rare addition to many one-bedroom flats, this offers a space for washing and drying of clothes as well as an excellent storage space. Storage is also at a premium with this property, with two additional storage cupboards in the hallway.

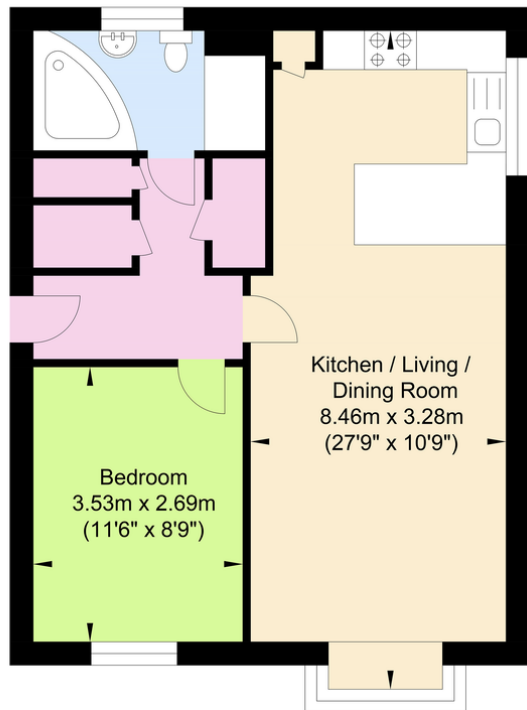
Given the location, this property would strongly benefit any first-time buyers needing and wanting to live locally to the city center. The Level is moments away, as are the North Laines, as well as easy access via short walk to London Road train station, as well as Brighton mainline train station being around a ten-minute walk





away. The flats themselves also offer parking spaces, however this is something that needs to be applied for via the managing agents and there is a monthly charge.

Canterbury Drive



First Floor
Approximate Floor Area
522.48 sq ft
(48.54 sq m)

Approximate Gross Internal Area = 48.54 sq m / 522.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements