

Paul Bott & Co



- Outstanding Three Bedroom Maisonette
- Three Large Double Bedrooms
- Wonderful West Aspect Lounge

Flat 3, 60 Bonchurch Road, Brighton, BN2 3PH

Offers In Excess Of £415,000

****CHAIN FREE**** Located on the ever-popular Bonchurch Road, this large, two store, three double bedroom maisonette is the perfect purchase for those looking for a wonderful family home. Comprising of three large bedrooms, separate living space, private garden and a share of freehold.



Property Description

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Entrance via steps to a communal entrance, steps lead up to the first floor and into a wonderful, bright maisonette apartment. A long hall leads front to back, connecting all parts of the property together. To the very front, a bright, large living room. Double glazed west facing windows allow for afternoon and evening light to flood the space, easily large enough for a sofa, armchair, furniture and a dining table and chairs.

The first of the three large double bedrooms is to the left-hand side coming back down the central hallway. With an east aspect window, the bedroom is bright, offering space for a bed, desk and furniture items, as well as offering recesses to both sides of the chimney stack, perfect for building in storage.

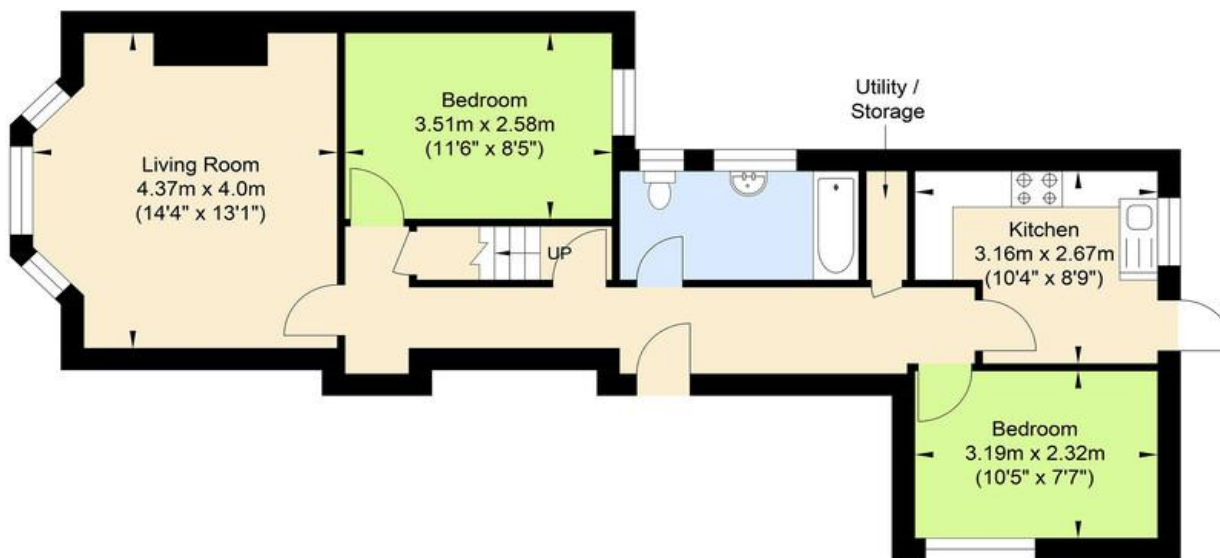
The second bedroom is towards the rear of the property, situated on the right-hand side and is once again bright and airy, with large south facing double glazed windows and a very high ceiling, creating a lovely light filled room with garden views.

The kitchen is located to the rear of the property, a large space, with an abundance of workspace and storage cupboards. Comprising of a gas hob, electric oven and space for undercounter fridge and freezer. A double-glazed window overlooks the garden space, with a door leading out to it. The garden is east facing, offering light in the morning and throughout the day. A decked area to the left-hand side offers a wonderful space to relax and entertain.

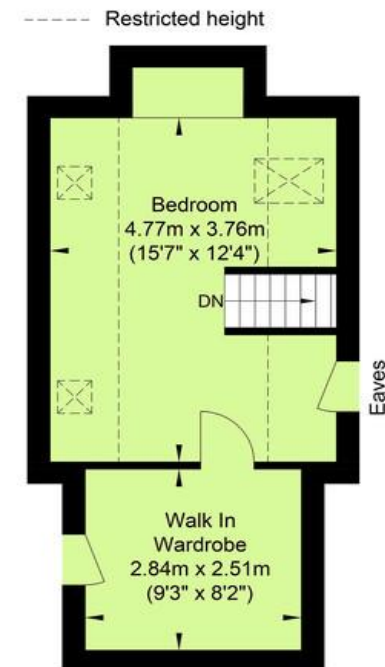


Back inside, stairs lead up to a loft conversion offering a large double bedroom. Velux windows overhead allow an abundance of natural light and there is space for a bed and plenty of storage. A large mirror adorns the far wall, which opens into a fantastic, hidden walk-in wardrobe, offering a lot of space for hanging rails and drawers. The loft room also benefits from an extremely large storage space within the eaves. The property also benefits from a large bathroom, comprising of a W/C, wash basin, bathtub and overhead shower.





First Floor
Approximate Floor Area
640.56 sq ft
(59.51 sq m)



Second Floor
Approximate Floor Area
283.84 sq ft
(26.37 sq m)

Approximate Gross Internal Area = 85.88 sq m / 924.4 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.