



41A Sandown Road, Brighton, BN2 3EH

Offers over £290,000 Share of Freehold

Well presented 2 bedroom first floor flat with an ATTRACTIVE WESTERLY FACING garden within this red brick period conversion being offered for sale with NO ONWARD CHAIN. Other accommodation includes, OPEN PLAN lounge/kitchen, refitted bathroom/W.C., gas heating, double glazing & a SHARE OF THE FREEHOLD. Viewings are highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents.

Communal front door leading to:

Communal Hallway

Personal front door leading to:

First Floor Landing

Central heating radiator, hatch to loft space:

Lounge/Kitchen

Kitchen Area

Modern fitted kitchen comprising a range of wall, base & drawer units with roll edged laminated work surfaces over, inset stainless steel single drainer sink unit with mixer tap, space for cooker, space & plumbing for washing machine, space for upright fridge/freezer, part tiled walls, wood effect flooring.

Lounge

Continuation of wood effect flooring, attractive cast iron feature fireplace & surround, central heating radiator, shelving built into chimney breast recess, uPVC double glazed window to front.

Bedroom

Central heating radiator, uPVC double glazed window to rear.

Bedroom

Central heating radiator, airing cupboard housing 'Vailant' gas boiler, uPVC double glazed window to side, uPVC double glazed door to rear leading to outside.

Bathroom

Comprising panelled bath with thermostatically controlled shower unit over, pedestal wash hand basin, low level close coupled push button W.C., part tiled walls, tiled flooring, uPVC double glazed window with frosted glass to side.

Outside

Rear Garden

With steps down from first floor to attractive westerly facing decked rear garden.

Total approx floor area

546 sq.ft. (50.8 sq.m.)

Parking Zone S

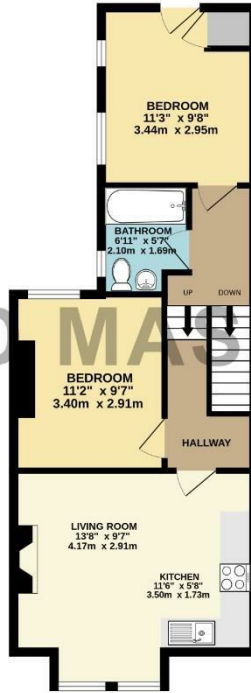
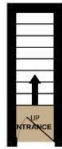
Council Tax Band A

V1

What the owner says:

"This flat has witnessed some very special events in our lives. It was the first flat we have owned, and while being here we got married and had a baby, special times, and this was the perfect place to plot and plan and celebrate those things. The garden and main living space have hosted these celebrations! The area is just lovely, with family's and cool couples up and down the street. The racecourse which leads to the Sussex downs is just a short walk up the hill and the access to this escape from the city-almost right on our doorstep will be very missed. As will the view from the steps that lead to the garden, many glasses of wine and cups of tea have been enjoyed watching both the sunset and sunrise."





©DAVID MASLEN

TOTAL FLOOR AREA: 646 sq ft (60.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan depicted here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metropix (2020)

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	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



OFFICES THROUGHOUT THE CITY

LEWES ROAD

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

FIVEWAYS

290 Ditchling Road,
Brighton,
BN1 6JF.
t: (01273) 566777
e: fiveways@maslen.co.uk

WOODINGDEAN

62-64 Warren Road,
Woodingdean,
Brighton BN2 6BA
t: (01273) 278866
e: woodingdean@maslen.co.uk

LETTINGS

290 Ditchling Road,
Brighton,
BN1 6JF
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.