



## 8 The Deco Building , Brighton, BN2 4EQ

Offers over £300,000 Leasehold

SPACIOUS 2 bedroom split level apartment within this SOUGHT AFTER converted factory building. Other highlights include 2 en-suite shower rooms, master bedroom with mezzanine level, feature HIGH CEILINGS, contemporary fitted kitchen & secure OFF ROAD PARKING. Internal inspection comes highly recommended. Energy Rating: B83 Exclusive to Maslen Estate Agents

Communal front door with secure entryphone leading to:

### **Communal Hallway**

Choice of passenger lift or stairs rising to:

### **First Floor**

Personal front door with spy hole leading to:

### **Split Level Entrance Vestibule**

Wood effect flooring, recess with hanging rail, door to:

### **Bedroom**

Continuation of wood effect flooring, Victorian style central heating radiator, feature high ceilings, ladder giving access to mezzanine level which is suitable as a sleeping area, 2 x large double glazed factory style windows to side, door to:

### **En-Suite Shower Room/W.C.**

Comprising tiled shower cubicle with thermostatically controlled shower unit & folding shower door, wall mounted wash hand basin with tiled splashback, low level close coupled push button W.C., central heating radiator, tile effect flooring.

### **Separate W.C.**

Low level close coupled push button W.C., wall mounted wash hand basin with tiled splashback.

### **Bedroom**

Victorian style central heating radiator, double glazed windows to front & side, door to:

### **En-Suite Bathroom/W.C.**

Comprising panelled bath with mixer tap & shower attachment, wash hand basin, low level close coupled push button W.C., part tiled walls, tile effect flooring, central heating radiator, double glazed window with frosted glass to side.

### **Lounge**

Victorian style central heating radiator, tiled flooring, 5 x wall lights, feature high ceilings, large double glazed factory style window to rear.

### **Kitchen**

Contemporary fitted kitchen comprising a range of wall, base & drawer units with laminated work surfaces over, inset single drainer sink unit with mixer tap, inset 4 burner 'Zanussi' gas hob with matching electric oven under & stainless steel 'AEG' cooker hood over, integrated fridge, freezer & washing machine, tiled flooring, 2 x wall lights, double glazed window to rear.

### **Parking**

Allocated parking space within a gated car park accessed from front.

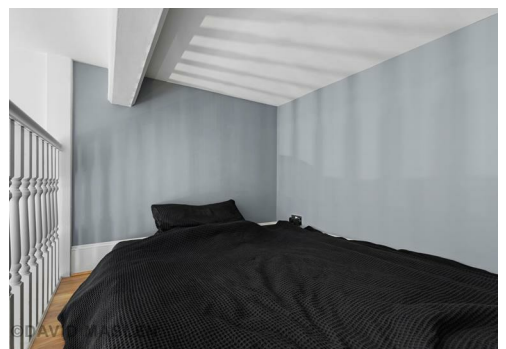
### **Total approx floor area**

947 sq.ft. (88 sq.m.)

### **Parking Zone U**

### **Council Tax Band C**

### **V 2**



DECO BUILDING  
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan described herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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**

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