



8 The Deco Building Coombe Road, Brighton, 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.

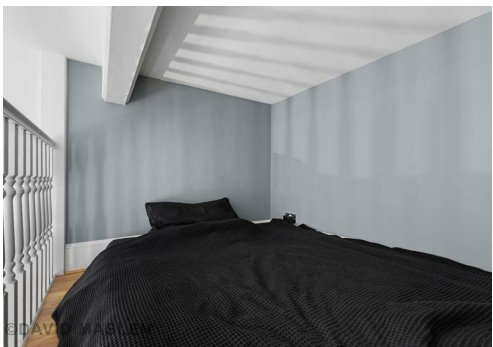
Total approx floor area

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

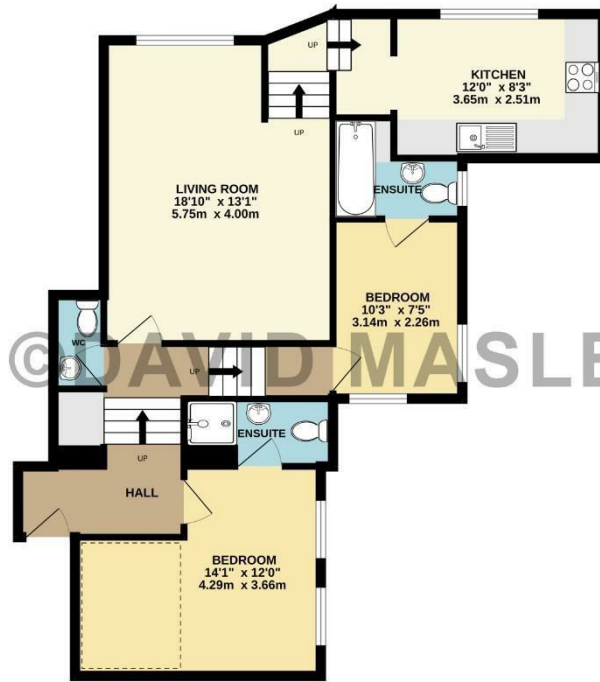
Parking Zone U

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 contained 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 for 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.
Made with Metrepx ©2024

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.

COVERING THE CITY

SALES

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

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
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.