



110A Warren Road, Brighton, BN2 6BA

Offers over £300,000 Leasehold

Spacious & WELL PRESENTED 2 DOUBLE BEDROOM MAISONETTE with own entrance & boasting PANORAMIC DOWNLAND & SEA VIEWS. Other highlights include DUAL ASPECT lounge/dining room, refitted kitchen & bathroom, ground floor cloakroom/W.C., gas heating, double glazing & WRAP AROUND BALCONY. Viewing comes highly recommended. Energy Rating: E52 Exclusive to Maslen Estate Agents.

uPVC double glazed front door leading to:

Entrance Hall

Central heating radiator, wood effect flooring, built in double cupboard with hanging rail & shelves, further built in cupboard with shelves housing electric fuse box, coved ceiling, stairs rising to first floor.

Kitchen

Modern fitted kitchen comprising range of wall, base & drawer units with laminated work surfaces over, inset single drainer ceramic sink unit with mixer tap, inset 4 burner 'Lamona' gas hob with electric oven under & stainless steel cooker hood over, space & plumbing for washing machine, space for further appliances, cupboard housing gas boiler, part tiled walls, tile effect flooring, central heating radiator, uPVC double glazed windows to front & side.

Ground Floor Cloakroom

Low level push button WC with concealed cistern, wall mounted wash hand basin, part tiled walls, continuation of wood effect flooring, uPVC double glazed window to side.

Lounge/Dining Room

Continuation of wood effect flooring, central heating radiator, coved ceiling, southerly facing uPVC double glazed windows to rear with views towards the sea, further uPVC double glazed windows to side, southerly facing uPVC double glazed French doors to rear opening onto:

Balcony

Paved southerly facing balcony with wooden & metal railings & extending to the side.

First Floor Landing

Central heating radiator, built in shelved double airing cupboard, coved ceiling, door to:

Bedroom

Stripped wood floorboards, central heating radiator, coved ceiling, 3 x built in double wardrobes with hanging rail & shelves, uPVC double glazed bay window to rear with panoramic views over the South Downs & towards the sea.

Bedroom

Central heating radiator, coved ceiling, built in double wardrobe with hanging rail & shelf, further recessed cupboard, uPVC double glazed window to side.

Bathroom/W.C.

Comprising panelled bath with mixer tap, thermostatically controlled shower unit over, vanity unit with inset wash hand basin, low level close coupled push button W.C., part tiled walls, tile effect flooring, heated towel rail, uPVC double glazed window to side.

Total approx floor area:

761 sq.ft. (70.7 sq.m.)

Council tax band B

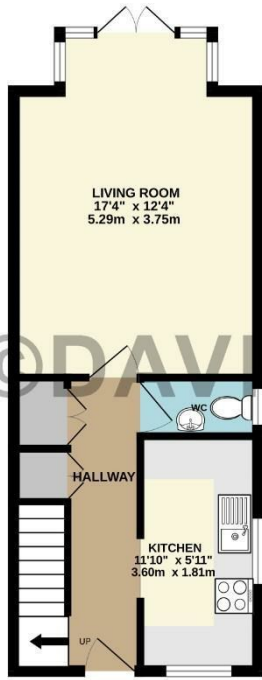
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What the owner says:

"As first time buyers we were drawn to the flat due to the ample space and light, as well as being a short 20 minute bus ride to the city centre. We have enjoyed renovating this property and have truly made it our home. The location is on the foot of the downs, with many beautiful walks to enjoy and great local amenities. We hope you enjoy the beautiful sea views from the bedroom windows and the sunny private balcony as much as we have."



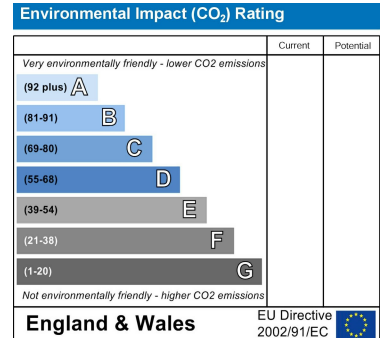
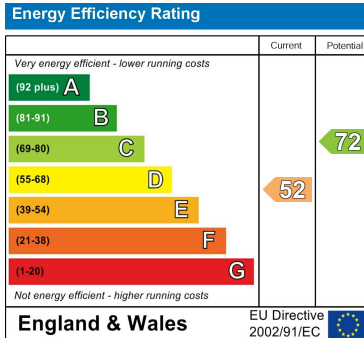
GROUND FLOOR
379 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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 mis-statement. This plan is for illustration 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 will be given as to their operability or efficiency can be given.
Made with Metriq (2020)



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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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



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