



37 Wellington Road, Brighton, BN2 3AB

£250,000 Leasehold

A WELL PRESENTED 1 double bedroom ground floor flat situated in this POPULAR & CONVENIENT location. Other features include; refitted kitchen & bathroom, gas central heating & an array of PERIOD FEATURES. Viewings are highly recommended. Energy Rating: C70 Exclusive to Maslen Estate Agents.

Communal door to:

Communal Hallway

Personal front door to:

Entrance Hallway

Built in storage cupboard, central heating radiator, secure entry phone, wall mounted heating thermostat, door to:

Lounge

Sash bay window to rear, central heating radiator, picture rail, coved ceiling, ceiling rose, built in storage cupboard, door to:

Kitchen

Range of wall & base units with roll edge work surfaces over, inset 1.5 bowl stainless steel single drainer sink unit with mixer tap, integrated 'Indesit' oven, inset 4 burner gas hob with cooker hood over, space & plumbing for washing machine, space for fridge/freezer, wall mounted 'Ferroli' gas boiler, tiled walls, laminate flooring, window to side.

Bedroom

Sash window to rear, central heating radiator, range of built in wardrobes, picture rail, coved ceiling, ceiling rose.

Bathroom

Low level close coupled W.C. with push button flush, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, central heating radiator, tiled walls, tiled floor, ceiling mounted extractor fan.

Total approx floor area:

472 sq.ft. (43.8 sq.m.)

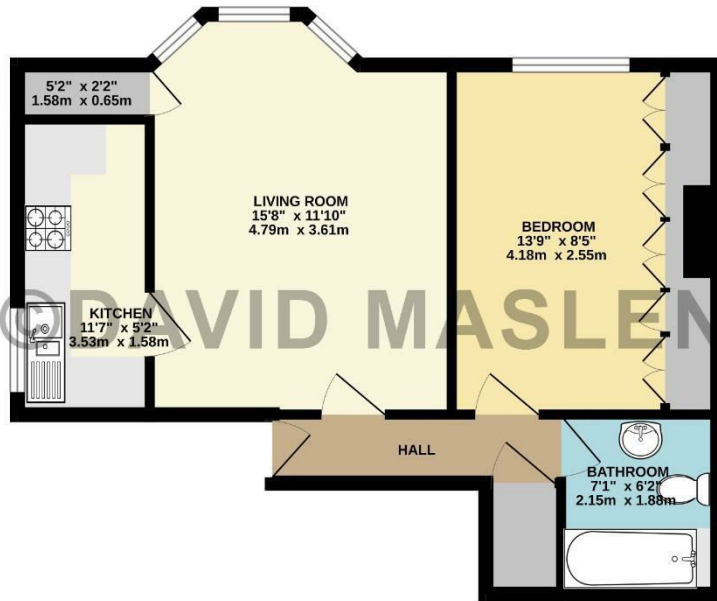
Council tax band A

Parking zone V

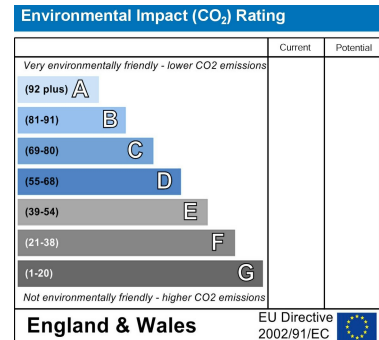
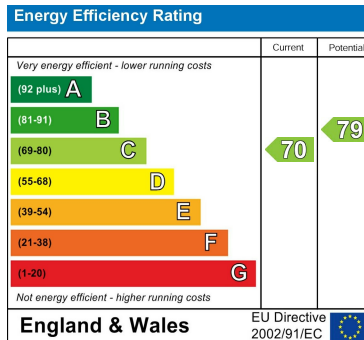
V1



WELLINGTON ROAD
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex iCC3D



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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