



3 Bembridge Street, Brighton, BN2 3LN

Offers over £325,000 Leasehold - Share of Freehold

Well presented & SPACIOUS 2 bedroom first floor GARDEN FLAT which is being offered for sale with NO ONWARD CHAIN. Other features include; spacious lounge, refitted kitchen, attractive feature fireplaces, gas heating & a share of the freehold. Viewings are highly recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents

Personal front door leading to:

Entrance Vestibule

Stairs rising to first floor, high level cupboard housing electric fusebox & meter.

First Floor Landing

Wall mounted 'Honeywell' heating thermostat, hatch to loft space.

Lounge

Central heating radiator, wood effect flooring, attractive cast iron feature fireplace & surround with tiled hearth, 2 x uPVC double glazed windows to front.

Kitchen

Comprising a range of wall, base & drawer units with roll edged laminated work surfaces over, inset twin stainless steel sink unit with mixer tap, space for cooker, space & plumbing for washing machine, space for upright fridge/freezer, attractive cast iron feature fireplace & surround with tiled hearth & decorative tiled inserts, part tiled walls, continuation of wood effect flooring, central heating radiator with decorative cover, uPVC double glazed window to rear overlooking rear garden, door to:

Bathroom

Comprising panelled corner bath with mixer tap & hand held shower attachment, thermostatically controlled shower unit over, vanity unit with inset wash hand basin, low level close coupled push button W.C., part tiled walls, wood effect flooring, central heating radiator, cupboard housing 'Ideal' gas boiler, uPVC double glazed window to side, uPVC double glazed door to rear leading to outside.

Bedroom

Central heating radiator, built in double wardrobe with hanging rail & shelves, further cupboards above, attractive cast iron feature fireplace & surround with tiled hearth, uPVC double glazed window to front.

Bedroom

Central heating radiator, attractive cast iron feature fireplace & surround, uPVC double glazed window to rear.

Outside

Rear Garden

Good size decked balcony with timber railings & steps down to rear patio, paved patio with flower & shrub borders, predominantly enclosed by timber fencing, external tap.

Total approx floor area

589 sq.ft. (54.7 sq.m.)

Parking zone S

Council tax band B

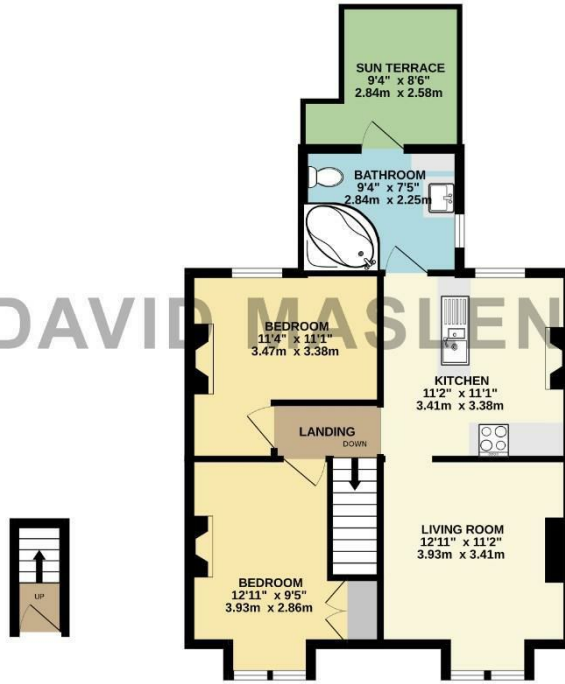
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What the owner says:

"I will be leaving this flat with many happy memories over the last 20 years. Located on a tranquil side street off Lewes road it has the benefit of easy access to local shops, town and the universities, but is also a little oasis with very little through traffic. The friendly neighbours and community feel has always made this area feel special. The sun-trap rear garden and terrace provides a perfect area to relax and entertain, with views over north Brighton. The flat retains its period features whilst the inclusion of full-height windows provides a bright and contemporary feel."



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TOTAL FLOOR AREA: 589 sq. ft. (54.7 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of drains, voids, nooks and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 Metropix (2024)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.



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