



## 21 Merevale, Brighton, BN1 7EP

£250,000 Leasehold

SPACIOUS westerly facing 2 bedroom second floor flat situated in this POPULAR LOCATION in Hollingdean. The property benefits from; views over Brighton, SPACIOUS ACCOMMODATION, communal garden, gas central heating, double glazing & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: C77 Exclusive to Maslen Estate Agents

Communal front door to:

#### **Communal Hallway**

Stairs rising to 2nd floor, built in private storage cupboard, personal front door to:

#### **Entrance Hallway**

Radiator, doors to all rooms, wall mounted heating thermostat, hatch to loft space, entryphone.

#### **Bedroom**

uPVC double glazed window to rear with views over Brighton, radiator.

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#### **Bathroom**

W.C, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps & hand held shower attachment over, part tiled walls, laminate flooring, radiator, uPVC double glazed window with frosted glass.

#### **Lounge/Dining Room**

uPVC double glazed window to rear with views over Brighton, radiator, built in storage cupboard housing hot water tank, dado rail.

#### **Kitchen**

Range of wall & base units with work surfaces over, inset stainless steel single drainer sink unit with hot & cold taps, space for oven, space for fridge/freezer, space & plumbing for washing machine, wall mounted 'Ideal' boiler, radiator, part tiled walls, wood effect flooring, uPVC double glazed window to front.

#### **Outside**

##### **Communal Garden**

Laid to lawn with storage area.

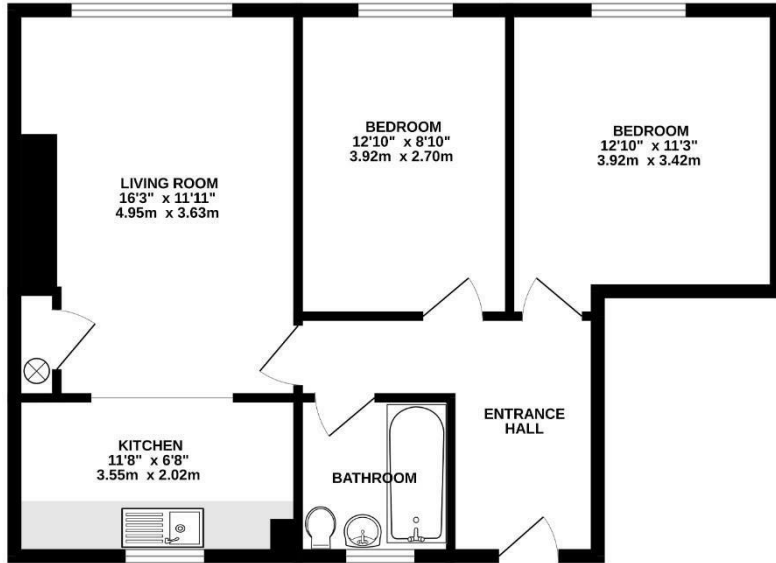
##### **Total approx floor area**

637 sq.ft. (59.2 sq.m.)

##### **Council Tax Band B**

##### **V3**

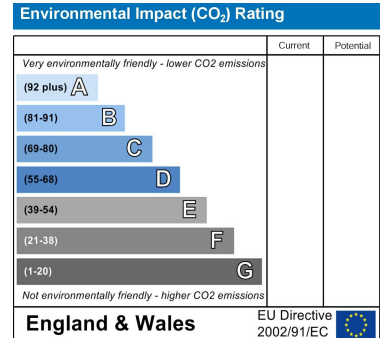
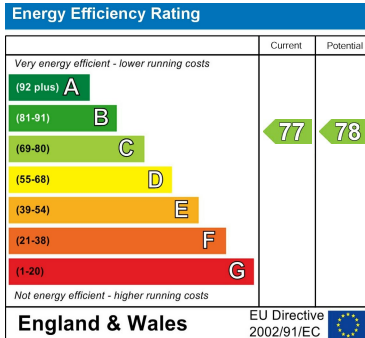




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TOTAL FLOOR AREA: 637 sq ft (59.2 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, 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 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 as to their operability or efficiency can be given.  
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**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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