



## 13 Gladstone Terrace, Brighton, BN2 3LB

£260,000 Leasehold

SPACIOUS & BEAUTIFULLY PRESENTED 1 bedroom top floor flat situated in this pretty PERIOD PROPERTY at the south end of Lewes road close to Hanover, The Level & Park Crescent plus a selection of local independent cafes & shops. This fantastic flat has spacious & WELL-ARRANGED ACCOMMODATION over two floors the property highlights include a ROOF TERRACE, an array of period features, smart kitchen & bathroom with a separate WC. Viewings are highly recommended. Energy Rating: C72 Exclusive to Maslen Estate Agents.

### **Communal Entrance**

Entrance hall with cupboard housing meters, fire alarm, stairs to:

### **Front Door**

Stairs to half landing, wall mounted combi boiler, radiator, door to roof terrace, door to W.C, steps to lobby.

### **Roof Terrace**

Space for table & chairs, pretty views.

### **W.C.**

Low level close coupled W.C, hand basin, radiator, shelves, window to rear.

### **Hallway/Lobby**

Radiator, entryphone, storage cupboard housing fusebox, doors to:

### **Kitchen**

Range of wall & base units with roll edged work surfaces over, inset 1.5 bowl stainless steel sink unit with mixer tap & drainer, integrated oven with 4 ring hob over, extractor above, space & plumbing for washing machine, space for tall fridge/freezer, part tiled walls, uPVC double glazed window to rear.

### **Bathroom**

White suite comprising panelled bath with mixer taps, mains fed shower over, pedestal wash hand basin, chrome heated towel rail, part tiled walls, tiled floor, recessed spotlights.

### **Lounge**

2 x sash windows to front, feature fireplace, radiator, shelves built into chimney recess, ceiling rose.

### **Bedroom**

2 x double glazed Velux windows to front, radiator, recessed spotlights, eaves storage.

### **Total approx floor area**

766 sq.ft. (71.2 sq.m.)

### **Council tax band A**

### **Parking zone V**

### **V1**





TOTAL FLOOR AREA - 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative 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. Made with Metropix R2024

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	72	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

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