

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 Doo

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









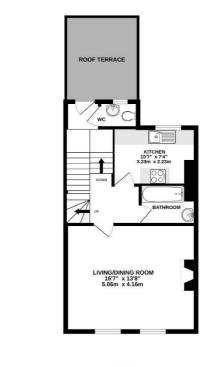


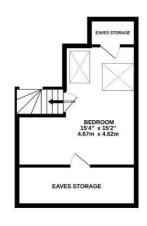








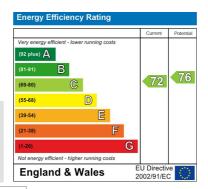


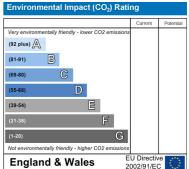


9ECOND FLOOR 441 NAT (GL7 NAM) Appea TOP FLOOR 290 years (SZS) mayors.

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, crooms and any other fears are approximate and on responsibility is taken for any error correspond or mis-statement. This plan is for illustrative purposes only and should be used as such by say correspond to the contained of the contained o





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.

OFFICES THROUGHOUT THE CITY

LEWES ROAD

39 Lewes Road, Brigton, BN2 3HQ t: (01273) 677001 e: lewesroad@maslen.co.uk

FINANCIAL SERVICES

62-64 Warren Road, Woodingdean, Brighton BN2 6BA t: (01273) 777795 e: mortgages@maslen.co.uk

LETTINGS

First Floor offices, 39 Lewes Road, Brighton, BN2 3HQ t: (01273) 321000 e: lettings@maslen.co.uk











