



21 Yardley Street, Brighton, BN1 4NU

£295,000 Share of Freehold

Delightful 1 bedroom GARDEN FLAT situated in this POPULAR STREET in the sought after Preston circus area of Brighton close to a selection of local independent shops, cafes & restaurants. The flat is also walking distance to both London Road & Brighton mainline stations. This flats many highlights include a MODERN OPEN PLAN kitchen/breakfast room, sunny westerly facing rear garden & a smart bathroom with separate WC. Viewings are highly recommended. Energy Rating: C73
Exclusive to Maslen Estate Agents

Front

Steps down to front door of the flat, gas meter.

Entrance Hall

Radiator, LVT flooring, doors to:

Bedroom

Double glazed window to front, double radiator, built in wardrobe
LVT flooring.

En-Suite Bathroom

Panelled bath with mixed taps & shower curtain, mains fed
shower over, vanity sink basin with cupboard underneath,
radiator, tiled walls, LVT flooring.

WC

Close coupled WC with dual flush, sink basin with mixer tap, part
tiled walls, vinyl flooring.

Lounge

LVT flooring, ceiling coving.

Open Plan Kitchen/Breakfast Room

Range of wall & base units with wooden roll edged work surfaces
over, inset sink unit with mixer tap & drainer, integrated oven with
4 ring electric hob over, extractor above, integrated slimline
dishwasher, integrated washing machine, integrated under
counter fridge freezer, cupboard housing combi boiler, recess
spotlights, part tiled walls, LVT flooring, breakfast bar, double
glazed window to rear, double glazed sliding door to rear garden.

Rear Garden

West facing patio garden comprising seating area, further
shingled area with mature shrubs, outside tap, outside lights,
walled & fenced boundaries.

Total approx floor area

422 sq.ft. (39.2 sq.m.)

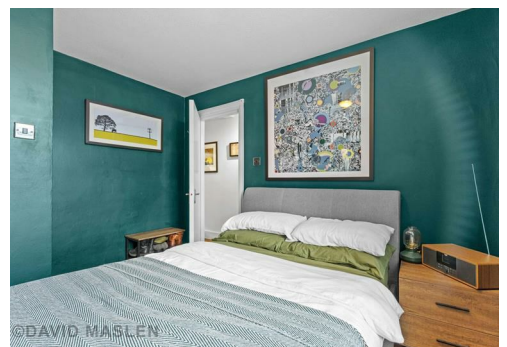
Parking Zone J

Council Tax Band A

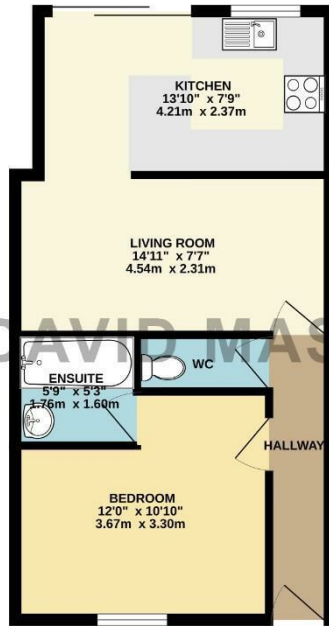
V2

What the owner says:

"I've absolutely loved living here for the past six years and have thoroughly enjoyed renovating the space to make it my home. I'll especially miss the garden, a peaceful sun trap throughout the day and into the evening, perfect for relaxing and entertaining. The neighbourhood (and neighbours) is/are lovely, with Fiveways, Preston Park and Blaker's Park just moments away, as well as Brighton town centre and the seafront within a short walking distance. I'm sorry to be leaving (and wish I could keep it as well as move on!) but hope that the next homeowners are very happy here"



YARDLEY STREET
422 sq.ft. (39.2 sq.m.) approx.

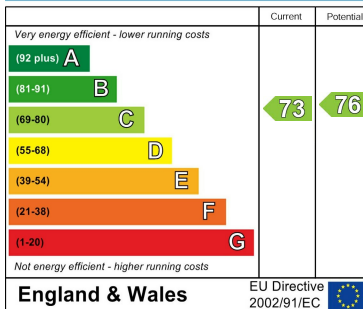


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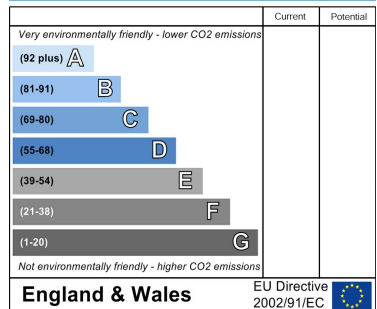
TOTAL FLOOR AREA: 422 sq.ft. (39.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 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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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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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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