



21 Ryde Road, Brighton, BN2 3EG

Offers over £325,000 Leasehold

A BRIGHT, BEAUTIFULLY PRESENTED AND WELL-ARRANGED 2 double bedroom first-floor Edwardian purpose-built garden flat with an extended lease on completion. The property has a STYLISH MODERN KITCHEN with room for a dining table, a private entrance, a smart bathroom, double glazed windows, a BEAUTIFUL WALLED WEST FACING REAR GARDEN & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: C76 Exclusive to Maslen Estate Agents.

Front door to:

Hallway

Stairs to the first-floor landing, wall-mounted and boxed in meter cupboards.

First Floor Landing

Hatch to loft space, radiator, doors to:

Kitchen

A modern and stylish kitchen comprising wall, base and drawer units with wooden work surfaces over, inset 1.5 bowl single drainer sink unit with mixer tap, space for range cooker with 'Rangemaster' stainless steel cooker hood over and attractive tiled splashback, vertical wall radiator uPVC double glazed window to rear overlooking gardens, laminate flooring, door to lounge, door to:

Bathroom

A modern bathroom suite comprising a panelled bath with mixer tap and handheld shower attachment, wash hand basin with mixer tap and integrated storage beneath, heated towel rail, tiled floor, tiled walls, utility cupboard housing 'Worcester' boiler & space for washing machine, recessed spotlights, 2 uPVC double glazed windows (one frosted), door to rear garden, door to:

WC

WC with push button flush, radiator, uPVC double glazed window with frosted glass, tiled floor.

Lounge

uPVC double glazed windows to front giving a view over the street, recessed spotlights, coved ceiling, vertical wall radiator, built-in storage cupboard.

Bedroom

uPVC double glazed window to the front giving a view over the street, radiator, coved ceiling.

Bedroom

uPVC double glazed window to rear overlooking the gardens, radiator, built-in wardrobe storage cupboard, coved ceiling.

Rear Garden

Steps down to the west-facing walled rear garden, 2 decked areas with lawn between, storage area.

Total approx floor area

602.77 sq.ft (56.0 sq.m.)

Parking zone S

Council tax band B

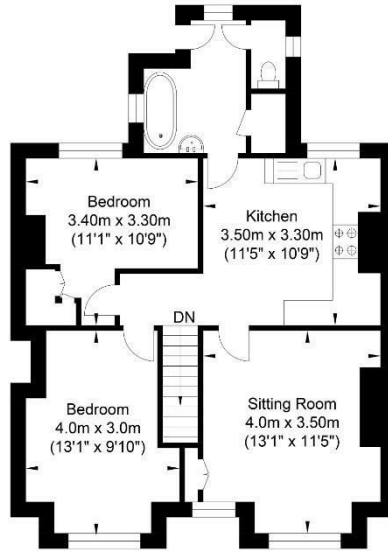
V2

What the owner says:

"We've been very lucky to live in our lovely flat for the past five years. We love the light that fills the space, the views across the South Downs and the beautiful sunsets. The location is brilliant; a short walk to Queens Park, coffee shops and several pubs. The neighbours are friendly and access to town is very easy, either on foot or one of the regular buses. We will be sad to leave the area but it's time for our next adventure!"



Ryde Road



First Floor
Approximate Floor Area
602.77 sq ft
(56.0 sq m)

Approximate Gross Internal Area = 56.0 sq m / 602.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

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.

COVERING THE CITY

SALES

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

LETTINGS

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

