



49 Upper Lewes Road, Brighton, BN2 3FH

£295,000 Share of Freehold

A WELL PRESENTED 2 DOUBLE BEDROOM, second Floor Flat located in this pretty period building close to independent shops, cafes & many other amenities. The property is BRIGHT & AIRY, has some wonderful views, modern kitchen, west facing garden & A SHARE IN THE FREEHOLD. The property is offered for sale with NO CHAIN. Viewings are highly recommended. Energy Rating: C75
Exclusive to Maslen Estate Agents

Entrance Hall

Entry phone, doors to:

Open Plan Lounge/Kitchen

Kitchen

Range of wall & base units with square edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, integrated oven with 4 ring gas hob over, extractor above, integrated fridge/freezer, space & plumbing for washing machine, laminate flooring, sash window to front with pretty views.

Lounge

Sash window to front with pretty views, radiator, cupboard housing 'Vaillant' combi boiler.

Bedroom

Double glazed sash window to rear, radiator, shelves built in to chimney alcoves.

Bathroom

White suite comprising panelled bath with mixer tap & mains plumbed shower over, vanity sink basin, low level WC with dual flush, chrome heated towel rail, vinyl flooring.

Bedroom

Radiator, double glazed door to rear garden.

Outside

Rear Garden

Decked walkway & steps down to patio garden with mature trees & shrubs, garden shed, walled & fenced boundaries.

Total approx floor area

501 sq.ft. (46.5 sq.m.)

Parking Zone J

Council Tax Band A

V1

What the owner says:

"What drew me to this flat was the sun-filled living room with wide views up to Elm Grove and the beginning of the Downs. I also loved the surrounding area – Lewes Road for Turkish cafes, the Level for its fantastic kids' playground and Brighton Open Market for lovely food, crafts and books. The sea front and the station are within walking distance and the bus service (on Lewes Road) is great for getting anywhere around the city. Cycling is handy too as, unusually for Brighton, the flat is not up a hill and there is space for bikes at the front of the house."



UPPER LEWES ROAD
501 sq.ft. (46.5 sq.m.) approx.

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TOTAL FLOOR AREA - 501 sq.ft. (46.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 for any prospective purchase. 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		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	75	78

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

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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.

COVERING THE CITY

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