



35b Upper Lewes Road, Brighton BN2 3FH

£235,000 Share of Freehold

A well presented 1 double bedroom GROUND FLOOR FLAT located close to independent shops & cafes. The property has a LOVELY WEST FACING COURTYARD GARDEN laid to pebble shingle, front garden, smart modern kitchen & is AVAILABLE CHAIN FREE. Viewings are highly recommended. Energy Rating: C75 Exclusive to Maslen Estate Agents.



Front door to:

Hallway

Understairs storage cupboard housing electrical fuse and meter, recessed spotlights, wood laminate flooring.

Lounge

uPVC double glazed bay window to front, 2 radiators, wood laminate flooring, original coved ceiling and fitted floated shelving to the chimney breast recess.

Bedroom

uPVC double glazed door to garden, wood flooring, built-in wardrobe, recessed spotlights, radiator.

Shower Room

Corner shower cubicle with mains fed shower over, wash hand basin with integrated vanity unit & mixer tap, WC, tiled wall, tiled floor, heated towel rail, uPVC window with double glazed frosted glass, recessed spotlights.

Kitchen

Range of kitchen fitments comprising wall and base units with roll edge worked surfaces over, inset stainless steel single drainer with mixer tap, inset 4 ring gas hob with cooker below, space for fridge, space & plumbing for washing machine, wall mounted boiler, laminate flooring, uPVC double glazed window and door to garden.

Patio Garden

A walled westerly facing, rear court yard garden laid to pebble shingle, outside tap and shed.

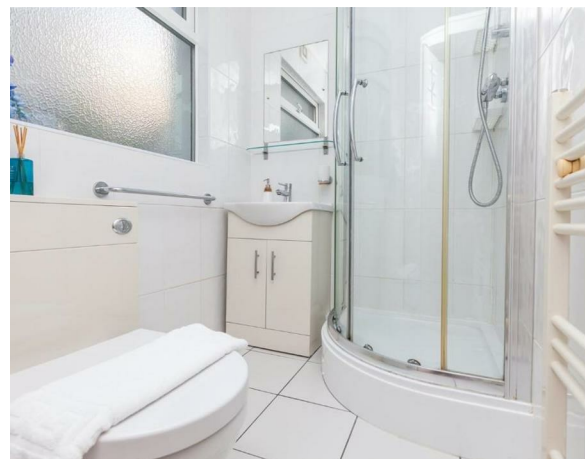
Total approx floor area

40.5 sq.m. (436 sq.ft.)

Parking zone J

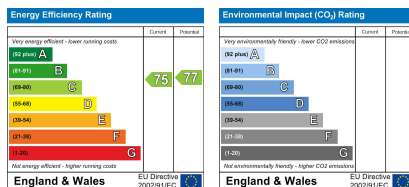
Council tax band A

V1



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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