



# 5 Kemptown Mews Arundel Place,

Offers in excess of £230,000 Share of Freehold



A WELL PRESENTED 1 bedroom first floor flat situated in the SOUGHT AFTER heart of Kemptown. Some of the other property highlights include; the MODERN fitted kitchen, SHARE OF THE FREEHOLD, gas central heating, COMMUNAL GARDENS, loft space & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: C74 Exclusive to Maslen Estate Agents

#### **Communal Entrance**

Accessed via gates from Arundel Place. Communal gardens. Entryphone system leading to:

#### **Entrance Hall**

Loft hatch leading to loft storage space. Doors leading to:

#### **Living Room**

11'7" x 10'0" (3.55m x 3.05m)

Double glazed sash window. Radiator and inner hallway leading to:

#### **Kitchen**

Matching wall and base units with worktop over, extractor hood, four ring hob, electric oven, washing machine, fridge and recently fitted gas central heating boiler. Double glazed sash windows.

#### **Bedroom**

12'5" x 9'8" (3.8m x 2.95m)

Double glazed sash window. Radiator.

#### **Bathroom**

Panelled bath with shower over and mixer tap. Pedestal wash hand basin, Low level WC, radiator, part tiled walls.

#### **Communal Gardens**

#### **Total approx floor area**

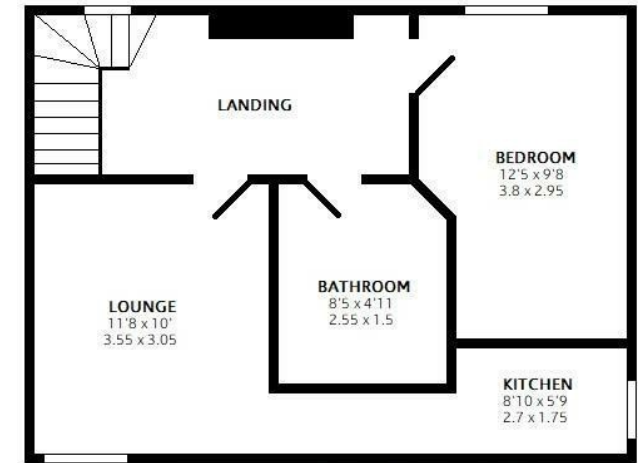
38 sq.m. (409 sq.ft.)

#### **Council tax band A**

#### **Parking zone H**

#### **V1**





This floorplan is only to be used as a rough guide and not deemed accurate. Measurements are approx. and maximum to room shapes. Inner hallway section between lounge and kitchen is not included within measurements.

#### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.



