



Astra House Kings Road, Brighton, BN1 2HL

£350,000 Leasehold

1 bedroom 6th floor flat located on BRIGHTON SEAFRONT with stunning far reaching coastal views. Some of the property highlights include; MODERN fitted kitchen, OPEN PLAN living space, balcony with stunning views & an array of PERIOD FEATURES. Internal inspection is considered essential. Energy Rating: E51 Exclusive to Maslen Estate Agents.

Communal front door to:

Communal Hallway

Stairs & lift to 6th Floor.

6th Floor

Personal front door to:

Open Plan Lounge/Kitchen/Dining Room

Kitchen Area: Range of wall, base & drawers units with work surfaces over, inset stainless steel sink unit with mixer tap, inset 'Siemens' electric hob with matching oven under, integrated fridge, integrated freezer, acrylic splashback, Forbo acoustic Marmoleum flooring, sash window to side.
Lounge/Dining Area: Sash window to side, double doors onto balcony, radiator, Forbo acoustic Marmoleum flooring, picture rail.

Shower Room

Low level WC with concealed cistern, wash hand basin with mixer tap set in vanity unit with storage below, shower cubicle wit rainfall shower attachment, acrylic panelling, Forbo acoustic Marmoleum flooring, space & plumbing for washing machine, recessed spotlights, sash window with frosted glass.

Bedroom

2 x sash windows, picture rail, radiator, Forbo acoustic Marmoleum flooring.

Balcony

with views of the sea.

Total approx floor area

434 sq.ft. (40.3 sq.m.)

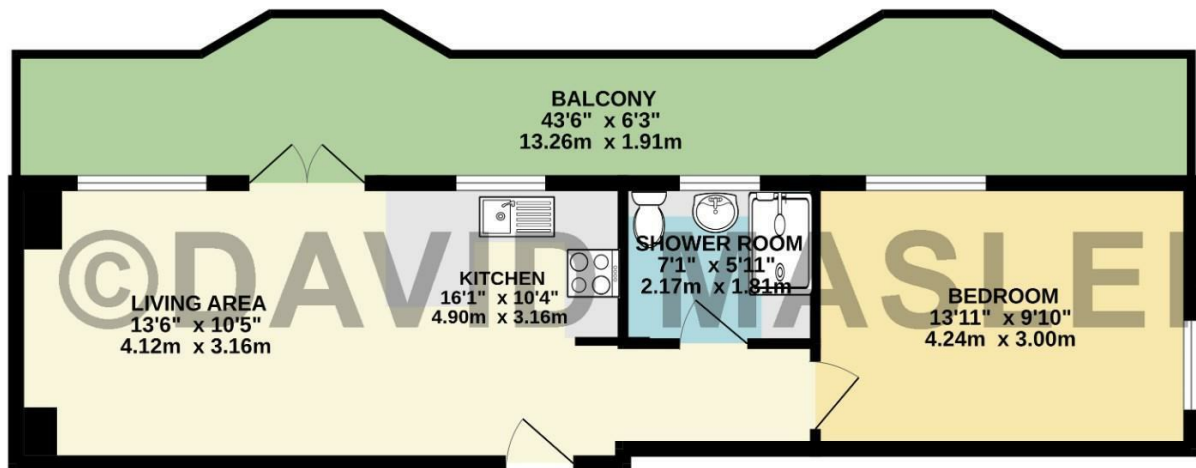
Parking Zone Z

Council Tax Band A

V2



ASTRA HOUSE
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 sq.m.) approx. Including Balcony

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 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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IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

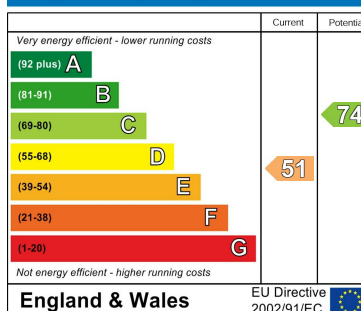
IMPORTANT

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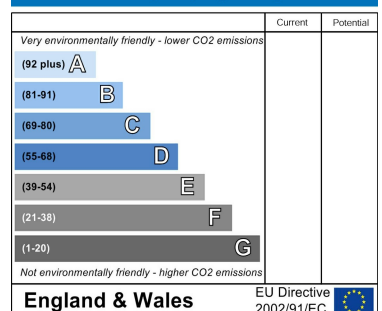
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



COVERING THE CITY

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