



1a Princes Crescent, Brighton, BN2 3RA

£450,000 Share of Freehold

IMPRESSIVE 3 double bedroom maisonette situated in a POPULAR location nestled between the city centre and sought after Fiveways close to both London road & Brighton train stations, POPULAR primary and secondary schools, independent cafes and shops and a wealth of other amenities. This substantial property has accommodation arranged over 3 floors with the highlights including a DUAL ASPECT SPACIOUS living room, smart bathroom, PERIOD FEATURES, separate utility room and available CHAIN FREE. Viewings are highly recommended. Energy Rating: D58 Exclusive to Maslen Estate Agents

Entrance Lobby

Coat hooks, double glazed window to side, cupboards housing electricity meter & fuse board, potential to turn into a home office, door to:

Hallway

Double radiator, doors to all rooms, stairs rising to second floor, wall mounted thermostat.

Utility Room

Window to side, plumbing for washing machine, space for tumble dryer.

Bathroom

White suite comprising panelled bath with rainfall shower over & further hand held shower attachment, mixer tap, bath handgrips, shower screen, vanity sink basin with mixer tap & storage below, low level WC, radiator, part tiled walls, vinyl flooring.

Kitchen

Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, integrated oven with 4 ring electric hob & extractor over, space for fridge, wall mounted combi boiler, sash window to side, part tiled walls, vinyl flooring.

Lounge

Sash bay window to front, 2 x further windows to side, ceiling cornicing, ceiling rose, radiator, laminate flooring.

Second Floor Landing

Sash window to rear, doors to all rooms, stairs rising to top floor.

Bedroom

Sash window to side, 2 x double radiators.

Bedroom

Sash bay window to front, 2 x further sash windows to side, 2 x double radiators, pretty far reaching views.

Top Floor Landing

Window to rear, door to:

Bedroom

Velux window to front, double radiator, 2 x eaves storage cupboards.

Outside

Front Garden

Steps up to seating area & front door.

Total approx floor area

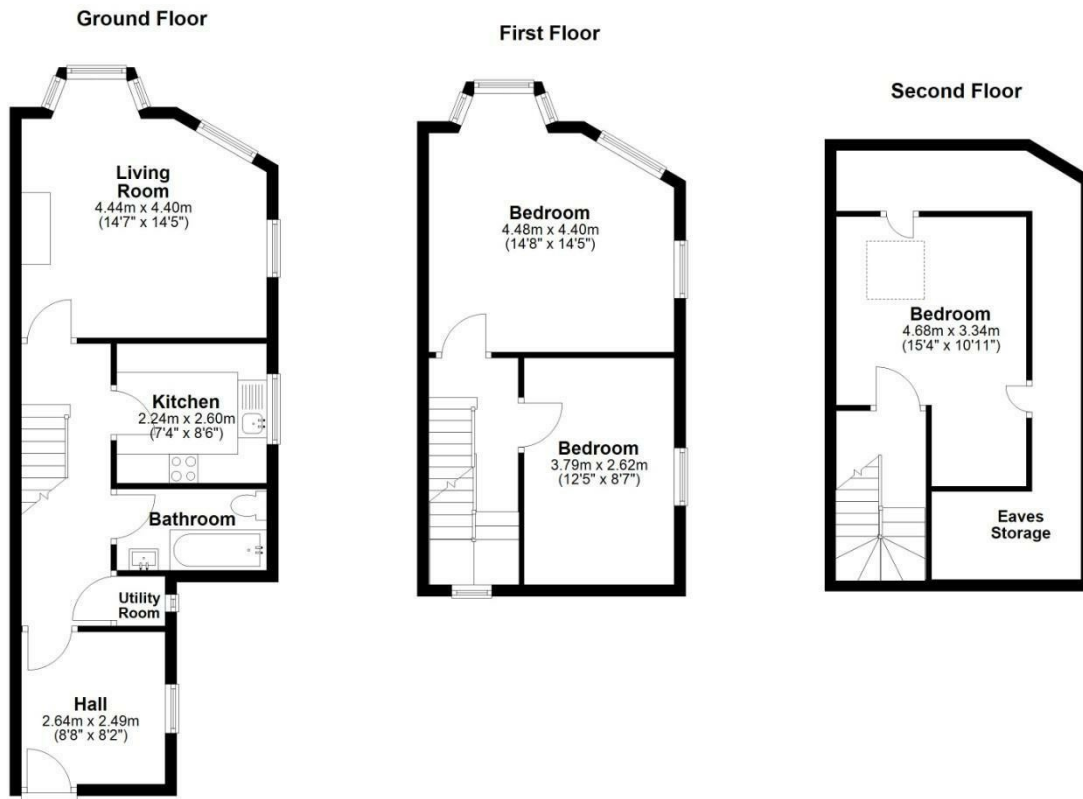
102.2 sq.m. (1100.0 sq.ft.)

Council tax band B

Parking zone J

V2



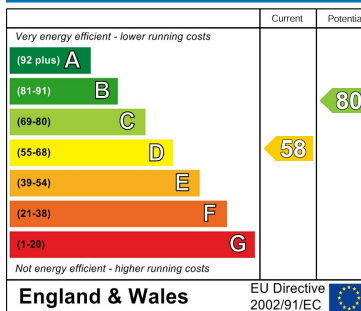


Total area: approx. 106.5 sq. metres (1146.7 sq. feet)

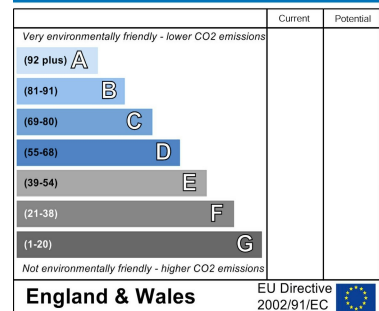
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Plan produced using PlanUp.

Princes Crescent

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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



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.