



73a Sandown Road, Brighton, BN2 3EH

Price guide £280,000 Leasehold

Price Guide: £280,000 - £300,000 Beautifully presented 1 double bedroom flat with own PRIVATE entrance within this red brick period conversion, situated in this SOUGHT AFTER location adjacent to Elm Grove. Other features include; contemporary fitted kitchen, MODERN fitted bathroom with UNDERFLOOR HEATING & an attractive WEST FACING REAR GARDEN with insulated shed. Viewings are highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents

Own Private Entrance

Front door to:

Hallway

Cupboard housing fuse board & electricity meter, radiator, laminate flooring, doors to:

Lounge

Double glazed windows to front, double radiator, laminate flooring.

Bedroom

Double glazed window to rear, radiator, built in wardrobes.

Kitchen

Range of wall & base units with solid oak square edged work surfaces over, inset ceramic belfast sink unit with mixer tap, integrated oven with 4 ring gas hob above, extractor over, space for fridge, space & plumbing for washing machine, space for table & chairs, cupboard housing combi boiler, part tiled walls, uPVC patio doors to rear garden, double glazed window to rear garden.

Bathroom

White suite comprising panelled bath with mixer taps, rainfall style shower head over, further hand held shower attachment, shower screen, sink basin with mixer tap, low level WC with dual flush, heated towel rail, contemporary radiator, part tiled walls, tiled flooring with underfloor heating, double glazed window to side with frosted glass.

Outside

Front Garden

Steps down to front door, tiled storage area with pot plants.

Rear Garden

Lawned rear garden with seating area, mature shrubs & pot plants, insulated shed with full power, 2 x storage cupboards, outside tap, fenced boundaries.

Lease

171 year lease remaining

Total approx floor area

43.0 sq.m. (462.7 sq.ft.)

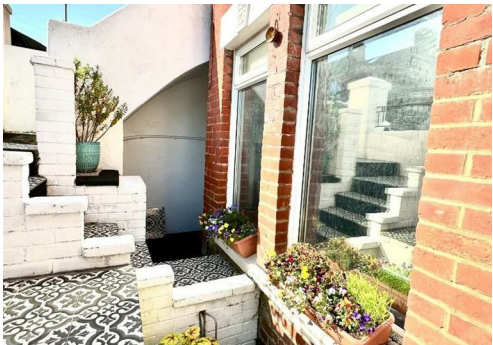
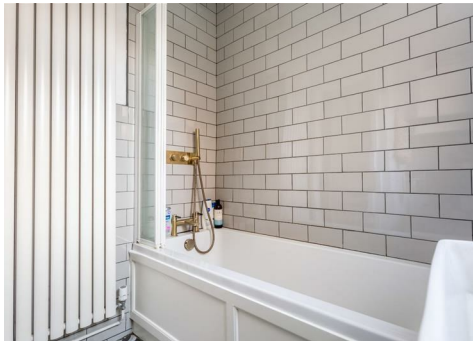
Council tax band A

Parking zone S

V 2

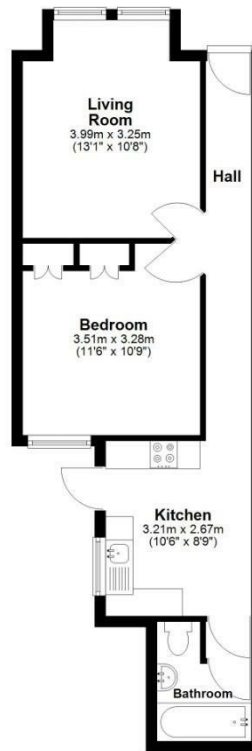
What the owner says:

"We have thoroughly enjoyed living in our flat. It's central location is so convenient for town, going out and the seafront, yet it is in a peaceful road with friendly neighbours. We love the layout with large windows allowing a lot of light in. The garden is very pretty and west facing so gets lovely sunshine. It's a great place to sit out and relax as well as having outdoor spaces we can both work in and use for extra storage."





Lower Ground Floor



Total area: approx. 43.0 sq. metres (462.7 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.

Sandown Road

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 | |

Environmental Impact (CO₂) 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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