



27 Hampton Place, Brighton, BN1 3DA

£700,000 Freehold

Currently arranged as two flats this 4 bedroom upper maisonette & a 1 bedroom lower ground floor flat has the potential to be converted back into one house situated in THE HEART OF THE CITY CENTRE. The property benefits from, an array of original features, rear PATIO GARDEN, spacious accommodation & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Ratings: D65 & C69 Exclusive to Maslen Estate Agents

Front door to:

Entrance Hallway

2 x radiators, original wood floorboards, coat hooks, under stair storage cupboard housing fuse board and electric meter, stairs to first floor, doors to:

Bedroom

Sash bay window to front, fireplace, double radiator, original wood floorboards.

Bedroom

Double glazed window to rear, radiator, original wood floorboards, shelves and storage built into chimney recess.

Bathroom

White suite comprising panelled bath with electric shower over and shower screen, sink basin, radiator, part tiled walls, wall mounted thermostat, 2 x double glazed windows to side, door to WC and patio door to rear garden.

W C

Low level WC with dual flush, wall mounted 'Ideal' combi boiler, tiled walls, double glazed window to rear with privacy glass.

First Floor Landing

Double glazed window to rear with privacy glass, radiator, stairs to second floor, doors to:

Kitchen

Range of wall and base units with roll edged work surfaces over, inset one & half bowl stainless steel sink unit and drainer, integrated oven with 4 ring electric hob above, space and plumbing for washing machine, space for tall fridge freezer, double radiator, part tiled walls, double glazed windows to rear.

Lounge

Fireplace, double glazed sash windows to front, original wood floorboards.

Second Floor Landing

Doors to:

Bedroom

Double glazed window to rear, radiator, pedestal wash hand basin, original wood floorboards.

Bedroom

Double glazed window to front, double radiator, original wood floorboards, storage cupboard.

Rear Garden

Patio rear garden with walled boundaries.

Total approx floor area

105.9 sq.m. (1140.2 sq.ft.)

Kitchen Area

Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap, inset hob with cooker hood over, integrated oven under, space for fridge/freezer, space & plumbing for washing machine, part tiled walls, laminate flooring.

Lounge/Dining Area

Radiator, wood effect flooring, cupboard housing boiler, window to rear, door to:

Inner Hallway

Door to side, tiled floor, door to:

Shower Room

WC with push button flush, pedestal wash hand basin, shower cubicle with wall mounted shower unit over, part tiled walls, tiled floor, window to side with frosted glass.

Rear Garden

Patio seating area.

Total approx floor area

37.7 sq.m. (405.9 sq.ft.)

Steps down to front door:

Lower Ground Floor

Hallway

Wood effect flooring, wall mounted cupboard housing meters, radiator, wall mounted thermostat, doors to:

Bedroom

Window to front, radiator, picture rail.

Open Plan Lounge/Kitchen/Dining Room





Total area: approx. 105.9 sq. metres (1140.2 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.

IMPORTANT

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

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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

	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	

COVERING THE CITY

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