



27 Hampton Place, Brighton, BN1 3DA

£225,000 Share of Freehold

A well-presented 1 double bedroom lower ground floor GARDEN flat situated in THE HEART OF THE CITY CENTRE. Some of the property highlights include; the REAR PATIO GARDEN, modern fitted kitchen, OPEN PLAN living space & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: C69
Exclusive to Maslen Estate Agents

Front door to:

Hallway

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

Bedroom

Window to front, radiator, picture rail.

Open Plan Kitchen/Lounge/Dining Room

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.

Outside

Rear Garden

Patio seating area.

Total approx floor area

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

Council tax band B

Parking zone Z

V1





Lower Ground Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 37.7 sq. metres (405.9 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.

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.

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

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

