



159a Upper Lewes Road, Brighton, BN2 3FB

£220,000 Leasehold

A well presented 1 double bedroom BAY FRONTED GROUND FLOOR FLAT located close to independent shops & cafes. Some of the property highlights include; a MODERN fitted kitchen, smart bathroom, gas central heating & is AVAILABLE CHIAN FREE. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Wood effect flooring, storage cupboard, doors to all rooms.

Bedroom

Bay window to front, radiator, picture rail, double doors leading to:

Lounge

Window to rear, 2 x radiators, wood effect flooring, feature fireplace, picture rail, door to:

Inner Hallway

Laminate flooring, storage hatch, space & plumbing for washing machine, wall mounted 'Vaillant' boiler, window to side, doors to:

Kitchen

Range of wall & base units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring hob with integrated oven under, space for fridge/freezer, extractor fan, part tiled walls, laminate flooring, window to side.

Bathroom

Low level close coupled WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap & wall mounted shower unit over, recessed spotlights, ladder style heated towel rail, window to rear with frosted glass.

Total approx floor area

46 sq.m.

Council tax band A

Parking zone J

V1



IMPORTANT

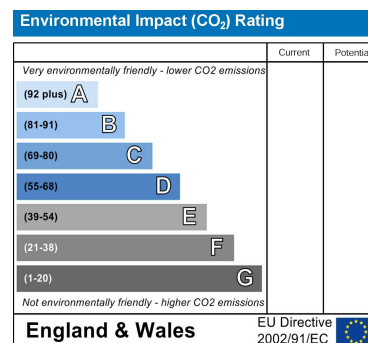
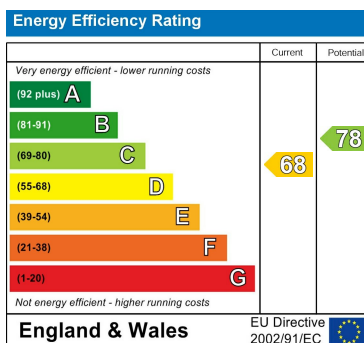
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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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