



19 Lower Rock Gardens, Brighton, BN2 1PG

Offers over £150,000 Leasehold

Maslen Estate Agents are delighted to present this well-maintained, ground floor studio apartment, ideally located within walking distance of Brighton seafront and the Royal Sussex County Hospital.

The property features a BRIGHT LIVING SPACE with a pull down bed, a charming bay window, MODERN kitchenette with integrated appliances. A SMART SHOWER ROOM completes the space. Perfect as a first-time buy, coastal retreat, or investment opportunity, this studio offers convenient city centre living in a sought after location. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D61 Lease: 170 years remaining Ground Rent: £200pa Service Charge: £1000pa Exclusive to Maslen Estate Agents.



Main Entrance

Communal entrance leading to the studio door.

Living Area

18'10" x 11'1" (5.75m x 3.38m)
Front bay window with some sea views. Fold down double bed.
Modern electric heater. Open plan leading to:

Kitchen Area

6'8" x 5'8" (2.04m x 1.75m)
Wall and base units with an electric oven, with a two ring hob. Built in fridge.

Shower Room

Corner shower cubicle. Low level WC. Wall mounted wash hand basin. Shelving. Chrome ladder style radiator.

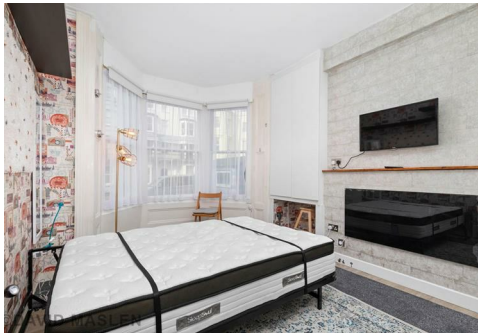
Total approx floor area

186 sq.ft. (17.3 sq.m.)

Council tax band A

Parking zone C

V1



GROUND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA: 186 sq.ft. (17.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors 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 here have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metaphor 12/2020

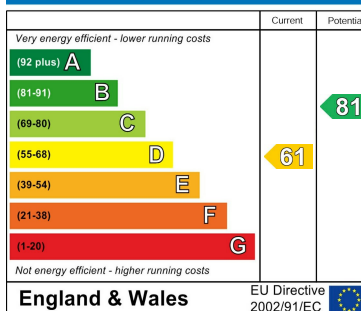
IMPORTANT

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

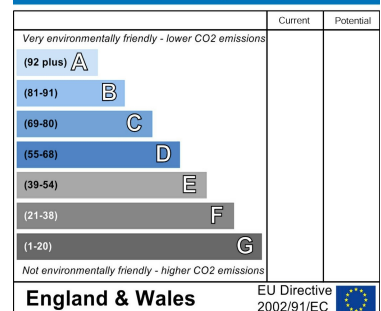
IMPORTANT

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



Environmental Impact (CO₂) Rating



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.