



7 Newport Street, Brighton, BN2 3HL

£350,000 Share of Freehold

This 3 BEDROOM GROUND FLOOR & LOWER GROUND FLOOR MAISONETTE is located within an attractive red brick Edwardian building. Ideally located in a quiet street in central Brighton, just behind Park Crescent, close to local independent shops & cafes, approximately 10 minutes walk from Brighton Station. The property offers wonderful accommodation and a WEST FACING GARDEN and would make a LOVELY home. Energy Rating: D67 Exclusive to Maslen Estate Agents

Communal front door to:

Communal Hallway

Personal front door to:

Hallway

Wooden floorboards, wall mounted cupboard housing electric meters & fuses, doors to all rooms, stairs descending to lower ground floor.

Bedroom

2 x recently fitted windows to front, radiator, wooden floorboards, feature fireplace, recently fitted built in wardrobes.

Bathroom

Panelled bath with wall mounted shower over, further hand held shower attachment, glass shower screen, low level close coupled WC, pedestal wash hand basin, part tiled walls, tiled floor, chrome ladder heated towel rail.

Kitchen

Recently fitted range of wall, base & drawer units with roll edged work surfaces over, stainless steel 1.5 bowl sink drainer unit with mixer tap, space for oven with extractor over, space for fridge/freezer, space for slimline dishwasher, space & plumbing for washing machine, part tiled walls, wood effect flooring, recently fitted window to rear, recently fitted door to rear garden.

Lounge

Recently fitted window to rear, wooden floorboards, radiator, wall mounted 'Worcester' boiler.

Lower Ground Floor

Hallway

Recently fitted understairs storage cupboards, doors to all rooms.

Bedroom

Recently fitted window to rear, radiator.

Bedroom

French doors leading to fire escape, radiator.

Outside

Rear Garden

Mainly laid to shingle, enclosed by brick walling.

Total approx floor area

681 sq.ft. (63.3 sq.m.)

Council tax band A

Parking zone J

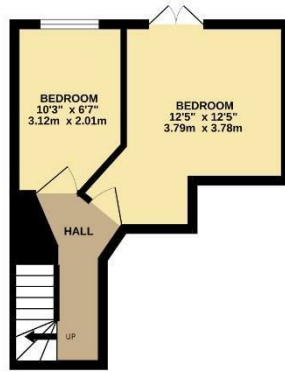
V1

What the owner says:

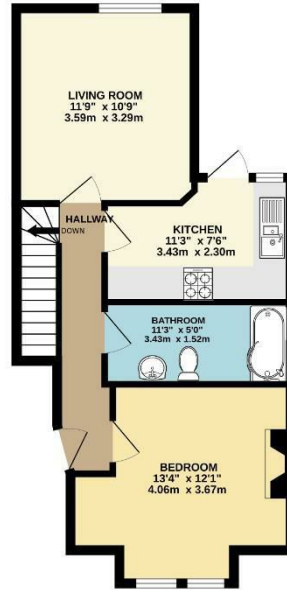
"A lovely quiet location conveniently situated in central Brighton with plenty of green spaces nearby. In 2024 work was done throughout the property including a new Howdens kitchen, understairs cupboard, fitted wardrobe and double glazing in all rooms, excepting the pre-existing doubled-glazed door downstairs. It is being sold with vacant possession."



LOWER GROUND FLOOR
224 sq ft. (20.8 sq.m.) approx.



GROUND FLOOR
458 sq ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA - 683 sq ft. (63.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, windows, doors or 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 for 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.
Maslen Estate Agents Ltd.

IMPORTANT

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

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	77

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

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.

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.