



6 Seville Street, Brighton, BN2 3AR

Price guide £500,000 Freehold

Price Guide: £500,000 - £525,000 This substantial 4 bedroom 2 reception room red brick home is set on a highly SOUGHT AFTER street and offers a flexible layout with exceptional potential. With ample scope for modernisation throughout, it presents buyers with the opportunity to create a superb family home tailored to their own style. Offered CHAIN FREE this property is a rare find with outstanding possibilities. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Stairs rising to first floor, stairs descending to lower ground floor, radiator, wall mounted thermostat, doors to all rooms.

Lounge

2 x windows to front, radiator, feature fireplace, wash hand basin with mixer tap & vanity storage below.

Dining Room/Bedroom

Window to rear, radiator, feature fireplace, wash hand basin with mixer tap & vanity storage below.

Cloakroom

WC with push button flush, wash hand basin with hot & cold taps, part tiled walls, laminate flooring, window to side with frosted glass.

Shower Room

Large shower cubicle with mains fed shower over, WC with push button flush, pedestal wash hand basin with hot & cold taps, ladder style heated towel rail, fully tiled walls, laminate flooring, window to rear with frosted glass.

First Floor Landing

Window to rear, hatch to loft space, built in storage cupboard, doors to both rooms.

Bedroom

Window to rear, radiator, wash hand basin with mixer tap & vanity storage below, feature fireplace.

Bedroom

2 x windows to front, radiator, wash hand basin with mixer tap & vanity storage below, feature fireplace.

Lower Ground Floor

Hallway

Understairs storage cupboard, doors to all rooms.

Lobby

Wall mounted meters, door to:

Bedroom

2 x windows to front with frosted glass, radiator, recessed spotlights.

Bedroom

Window to rear, wash hand basin with mixer tap & vanity storage below, radiator.

Kitchen

Range of wall & base units with roll edge work surfaces over, inset stainless steel sink drainer unit with mixer tap, inset job with extractor over, integrated oven below, space for appliances, part tiled walls, laminate flooring, window to rear, door to side.

Outside

Rear Garden

Patio area, section laid to single, enclosed by brick walling.

Total approx floor area

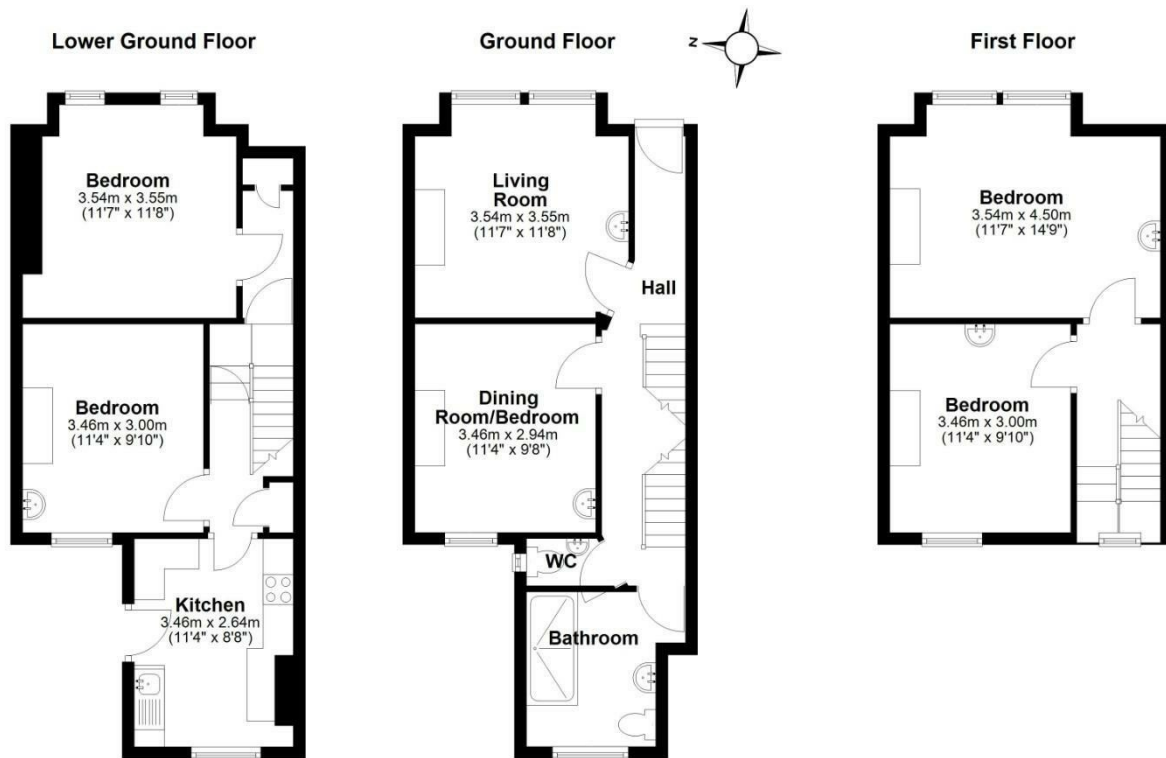
109.9 sq.m. (1182.4 sq.ft.)

Parking zone V

Council tax band C

V1





Total area: approx. 109.9 sq. metres (1182.4 sq. feet)

Please note that the roof terraces have not been included in the square meterage. 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 misstatement. 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.

Seville Street

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.

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	80

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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