



2 Buller Road, Brighton BN2 4BJ
Offers over £300,000 Leasehold



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A CHAIN FREE 2 bedroom purpose built GROUND FLOOR GARDEN FLAT situated in this popular residential location. Benefitting from SPACIOUS lounge, kitchen/breakfast room, bathroom/WC, GAS HEATING, double glazing & a REAR GARDEN. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.

Front door leading to:

Entrance Hall

Central heating radiator, wall mounted electric fusebox, wall mounted digital heating thermostat, understairs cupboard housing gas meter.

Lounge

Central heating radiator, coved ceiling, uPVC double glazed window to front.

Kitchen/Breakfast Room

Comprising a range of wall, base & drawer units with roll edged laminated work surfaces over, inset stainless steel single drainer sink unit with mixer tap, space for cooker with cooker hood over, space & plumbing for washing machine, wall mounted 'Worcester' gas boiler, space for upright fridge/freezer, part tiled walls, tile effect flooring, central heating radiator, uPVC double glazed window to rear overlooking rear garden, door to rear leading to:

Rear Lobby

uPVC double glazed door leading to rear garden.

Bedroom

Central heating radiator, coved ceiling, uPVC double glazed window to front.

Bedroom

Central heating radiator, uPVC double glazed window to rear.

Bathroom/WC

Panelled bath with handgrips & thermostatically controlled shower unit over with rainfall shower head, pedestal wash hand basin, low level push button WC, wall mounted extractor fan, central heating radiator, part tiled walls, uPVC double glazed window with frosted glass to rear.

Outside

Front Garden

Paved front garden, wall enclosed.

Rear Garden

Wall & fence enclosed rear patio garden with gate providing rear access to Milner Road.

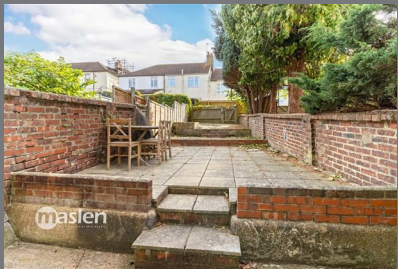
Total approx floor area

55.3 sq.m. (594.7 sq.ft.)

Parking Zone U

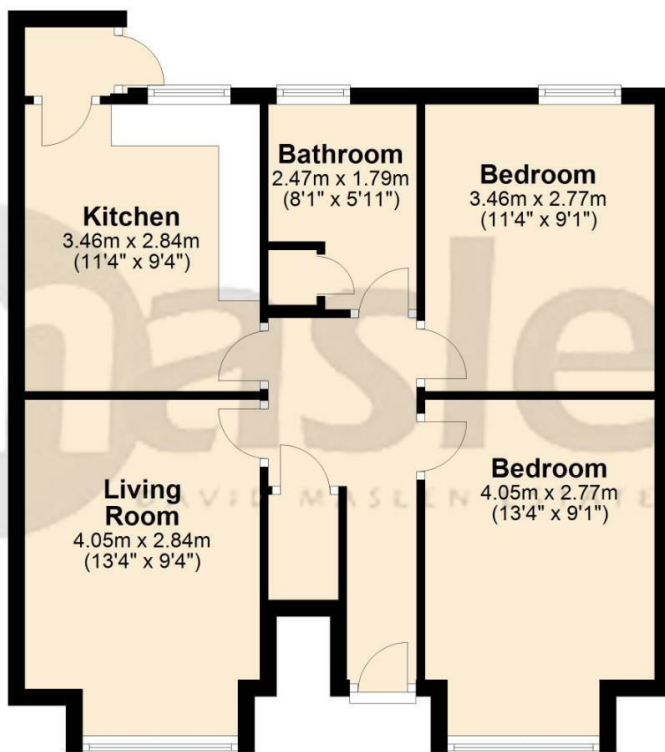
Council Tax Band B

V5



Floor Plan

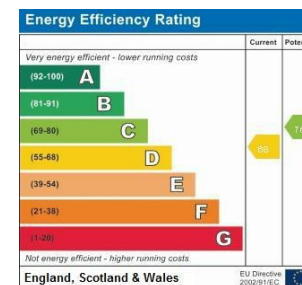
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IMPORTANT

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.

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