



maslen

25 Ladysmith Road, Brighton BN2 4EJ

£230,000 Leasehold

maslen
DAVID MASLEN ESTATE AGENTS

25 Ladysmith Road, Brighton BN2 4EJ

2 bedroom ground floor flat situated in this POPULAR & CONVENIENT LOCATION. Some of the property highlights include; the MODERN fitted bathroom/W.C., open plan living space, the PRIVATE REAR GARDEN & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents.

What the owner says:

"This flat has been our little treasure for the last 8 years: a safe and solid home for our kids through uni (much more homely than an hmo, plus the option of having a lodger in the smaller bedroom!), providing spontaneous family breaks in between airb'n'b guests, and lately being rented out to wonderful tenants. It is a great sadness to let go of it, but changing circumstances mean this is now the next step. We hope that it continues to provide the same sense of safety, flexibility and fun for the next owners. The area continues to increase in popularity, the neighbours are lovely and we will definitely miss a quiet read in the hammock in the suntrap that is the patio!"

Communal front door to:

Communal Hallway

Personal front door to:

Open Plan Lounge/Kitchen

Kitchen Area:

Range of base units with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, integrated over, inset 4 ring gas hob, integrated dishwasher, space for fridge/freezer, wall mounted 'Ideal' gas boiler, part tiled walls, wooden floorboards, uPVC double glazed window to rear.

Lounge Area:

Wooden floorboards, radiator, wall mounted cupboards, doors to all rooms.

Bedroom

uPVC double glazed window to front, radiator, wooden floorboards.

Bedroom

uPVC double glazed bay window to front, radiator, wooden floorboards, shelving built into chimney breast recess.

Inner Hallway

Wood effect tile flooring, door to bathroom, uPVC double glazed door to rear garden.

Bathroom/W.C.

Low level close coupled W.C. with push button flush, panelled bath with mixer tap & wall mounted shower unit over, glass shower screen, vanity wash hand basin with mixer tap, radiator, part tiled walls, wood effect tile flooring, uPVC double glazed window to rear with frosted glass.

Outside

Rear Garden

Laid to paving, enclosed by timber fencing.

Total approx floor area

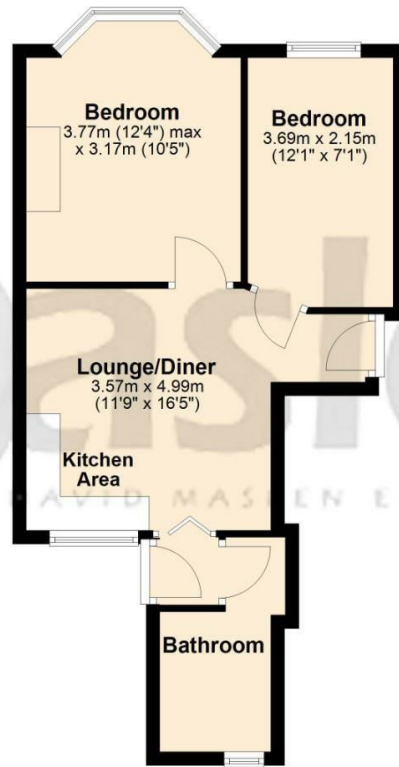
39.4 sq.m. (423.7 sq.ft.)

V2



Floor Plan

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 39.4 sq. metres (423.7 sq. feet)

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	
		69	75

Environmental Impact (CO ₂) 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	

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