

Ground Floor



Floor 1



Total Area Approx 402.77 sq ft

Top Flat, 64 Mafeking Road, Brighton, BN2 4EL

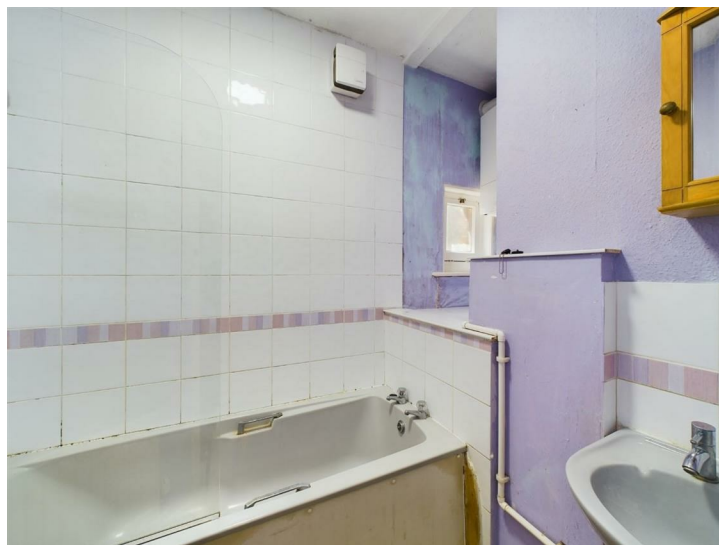
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Offers In The Region Of £200,000
Leasehold



Top Floor Flat, 64 Mafeking Road Brighton, BN2 4EL

An ideal starter home or buy to let investment, being sold with no onward chain. This one bedroom first floor flat is located in a popular residential area with easy access to local shops, the city centre and Brighton's mainline station. The property benefits from its own street entrance, a south-facing patio garden with gated side access and a useful loft for storage. Internally, accommodation consists of a separate lounge and kitchen, double bedroom, bathroom and separate WC.



Approach

Accessed via twitten to left-hand side of property, with its own separate street entrance.

Entrance Hall

Stairs lead to first floor level.

Landing

Recessed built-in cupboard, access to loft space.

Living Room

4.00m x 3.65m (13'1" x 11'11")
Double glazed window to front.

Kitchen

3.20m x 1.60m (10'5" x 5'2")
Wood laminate flooring, range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap and drainer, spaces for appliances. Door to rear garden.

Bedroom

3.26m x 3.20m (10'8" x 10'5")
Large double glazed window to front with panoramic views of surrounding area.

Bathroom

Panel-enclosed bath with electric shower over and hand-held shower attachment on riser, tiled splashbacks and shower screen. Wash hand basin, 'Worcester' combi boiler.

Separate WC

Low-level WC.

South-Facing Garden

Enclosed rear garden with walled and fenced boundaries. Gated side access to twitten.



- One Bedroom First Floor Flat
- No Residents Living Above
- Useful Loft for Storage
- South-Facing Patio Garden
- Private Street Entrance
- Gas Central Heating
- Double Glazed Throughout
- Popular Residential Area
- Easy Access to City Centre
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(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	

Council Tax Band: **A**