





A ONE DOUBLE BEDROOM flat in a CONVERTED PERIOD BUILDING located near to BRIGHTON STATION. The accommodation comprises entrance hall, LOUNGE, SEPARATE KITCHEN, BATHROOM, REAR GARDEN, OWN STREET ENTRANCE, GCH, EPC C.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- ONE DOUBLE BEDROOM FLAT
- CONVERTED PERIOD BUILDING
- 15'5" x 12'7" LOUNGE
- SEPARATE KITCHEN
- REAR GARDEN
- BATHROOM
- OWN STREET ENTRANCE
- GAS CENTRAL HEATING
- NO ONGOING CHAIN







## **LOWER GROUND FLOOR**

### **ENTRANCE HALL**

Laminated wooden flooring, radiator.

### **BEDROOM**

Three Westerly aspect sash windows to bay, ceiling coving, laminated wooden flooring, radiator.

### **LOUNGE**

East aspect multi pane sash window, storage cupboards, laminated wooden flooring, radiator, door to:

### **KITCHEN**

Eye level wall cupboards, wood effect worktops with tiled surround, inset stainless steel sink unit with mixer tap, electric oven, electric hob with extractor hood over, plumbed space for washing machine, space for further appliance, laminated wooden flooring, Southerly aspect window, double glazed door to REAR GARDEN, door to:

### **INNER HALL**

### **BATHROOM**

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, electric shower over, wash hand basin with mixer tap and cupboards under, mirror fronted medicine cabinet over, low level close coupled WC, wall mounted cupboard housing boiler, radiator, Southerly aspect part glass brick block window.

### **EXTERNAL**

### **FRONT PATIO**

Westerly aspect, paved.

### **REAR GARDEN**

Easterly aspect, gravelled with borders to sides.

### **ADDITIONAL INFORMATION**

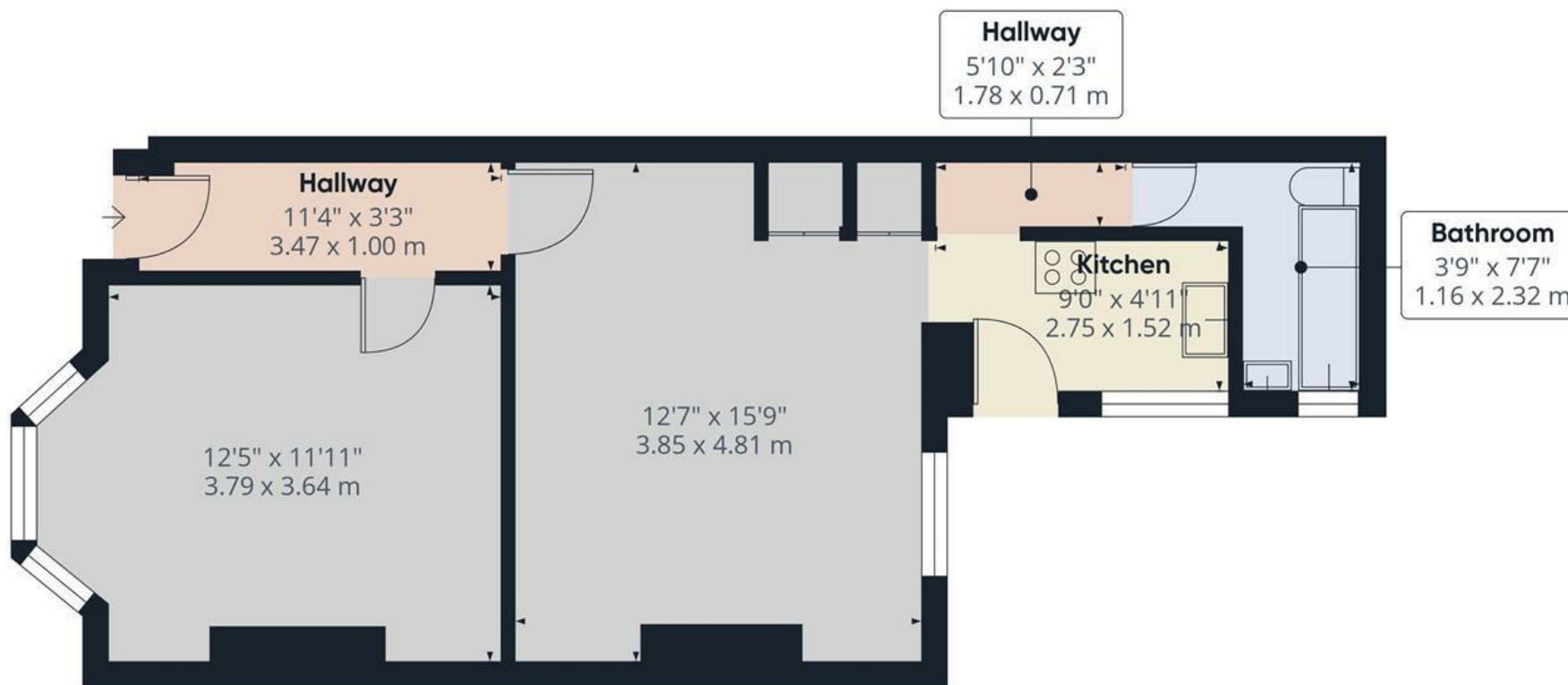
Lease - 147 years remaining

Maintenance - £1,000 P.A.

Ground Rent - £0

Council Tax Band A - £1,637.19





Approximate total area<sup>(1)</sup>

482 ft<sup>2</sup>

44.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

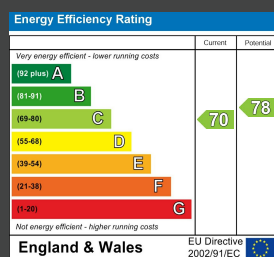
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band: A**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

Tel: 01273 323000

Email: [sales@brices.co.uk](mailto:sales@brices.co.uk)

[www.brices.co.uk](http://www.brices.co.uk)

## DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

**brices**  
VIRTUAL VIEWINGS

**brices**  
sales & lettings