



A TWO DOUBLE BEDROOM flat in a CONVERTED GRADE II LISTED BUILDING in SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises entrance hall, WEST ASPECT LOUNGE, PATIO AND KITCHEN, TWO BATHROOMS, OWN STREET ENTRANCE, SHARE OF FREEHOLD, EPC C.

- VIRTUAL TOUR AVAILABLE - FLOORPLAN
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- OFF HOVE SEAFRONT
- TWO BEDROOMS TWO BATHROOMS
- WEST ASPECT LOUNGE
- SEPARATE WEST ASPECT KITCHEN
- WEST ASPECT PATIO/GARDEN
- OWN STREET ENTRANCE
- SHARE OF FREEHOLD





## **LOWER GROUND FLOOR**

### **ENTRANCE HALL**

Laminated wooden flooring, radiator.

### **BEDROOM 1**

Three East aspect windows, laminated wooden flooring, radiator, door to:

### **EN SUITE BATHROOM**

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, wall mounted wash hand basin with mixer tap, low level close coupled WC, tiled walls, tiled floor, extractor fan.

### **BATHROOM**

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, wall mounted wash hand basin with mixer tap, mirror fronted medicine cabinet over, low level close coupled WC, tiled walls, tiled floor, extractor fan.

### **LOUNGE/DINING ROOM**

Multi frosted glass pane doors with frosted glass window to side to KITCHEN, door to LOBBY, laminated wooden flooring.

### **KITCHEN**

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel single bowl single drainer with mixer tap, electric oven, gas hob with extractor fan over, plumbed space for washing machine, space for fridge/freezer, wall mounted 'Vaillant' combination boiler, tiled floor, four skylights, West aspect glass panel door with window to side to PATIO/GARDEN.

### **LOBBY**

Ceiling coving, laminated wooden flooring, door to:

### **BEDROOM 2**

Double aspect, West aspect window, glass pane door to PATIO/GARDEN, radiator.

### **EXTERNAL**

### **PATIO/GARDEN**

West aspect, split level, paved.

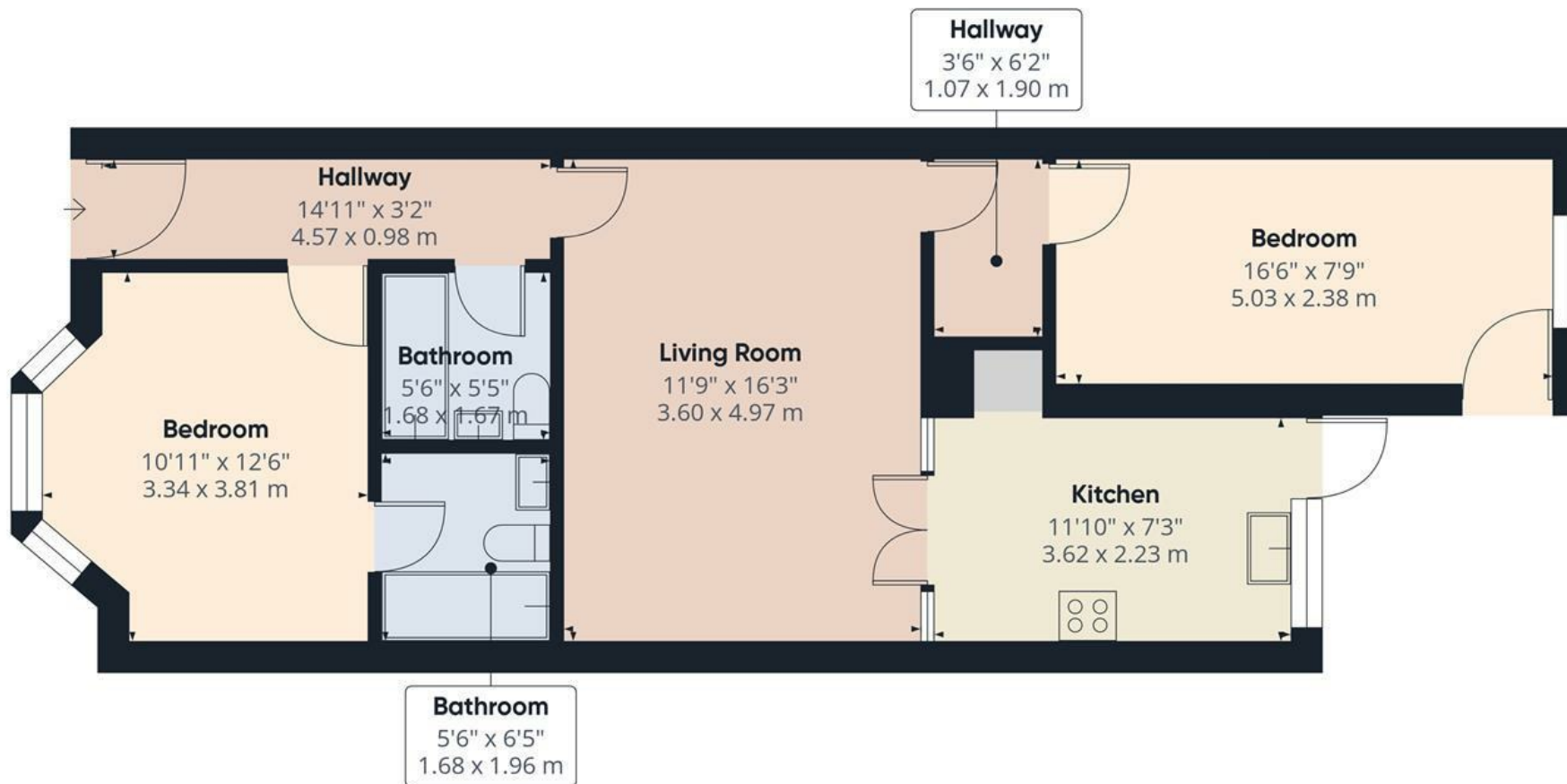
### **ADDITIONAL INFORMATION**

Lease - Share of Freehold - 125 years from 1989

Maintenance - £110 per month Internal redecorate and carpets recently done, no major works planned

Ground Rent - £0

Council Tax Band - B - £1,910.06



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

677 ft<sup>2</sup>

62.9 m<sup>2</sup>

(1) Excluding balconies and terraces

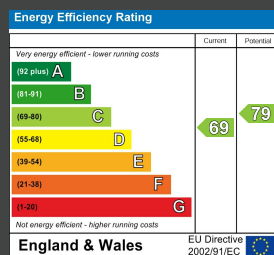
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



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