



## Flat 15 Sillwood Gate, 1-3 Sillwood Street Brighton BN1 2LG

Asking Price Of £350,000

- SPACIOUS MAISONETTE
- TWO DOUBLE BEDROOMS
- CENTRAL LOCATION
- FEW MINUTES WALK OF SEAFRONT
- NO ONWARD CHAIN
- KITCHEN
- LIVING/DINING ROOM
- BATHROOM

Whitlock and Heaps are pleased to bring to market this excellent maisonette that offers bright and spacious two double bedroom accommodation. Approached by a private street entrance with a separate kitchen and through living/dining room with there being a white bathroom suite and separate w.c on the first floor along with the bedrooms. The property is situated in this central and convenient location within a few minutes' walk of the seafront and Western Road offering a variety of eateries, cafes and shopping facilities. Being sold with no onward chain.

PRIVATE STREET ENTRANCE

**ENTRANCE HALL** Radiator, cupboard, stairs to first floor.

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring hob with extractor over, electric oven, washing machine, dishwasher and fridge/freezer. Tiled splash back, radiator and sash window.

**LIVING/DINING ROOM** Double aspect with sash bay window to the front and double glazed sash to the rear, two radiators.

FIRST FLOOR

**LANDING** Cupboard housing the boiler, second cupboard.

SEPARATE W.C

**BEDROOM 1** Sash bay window, wardrobes, radiator.

**BEDROOM 2** Double glazed sash window, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c, part tiled walls, sash window, radiator.

OUTGOINGS

Lease: 125 years from 1990  
Maintenance: £814.15 per six months  
Ground rent: £50 per six months

**Council Tax Band C** (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).  
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Portslade Branch  
48 Boundary Road, Portslade BN3 4EF  
[portslade@whitlockandheaps.co.uk](mailto:portslade@whitlockandheaps.co.uk)  
01273 422706

Hove Branch  
65 Sackville Road, Hove BN3 3WE  
[hove@whitlockandheaps.co.uk](mailto:hove@whitlockandheaps.co.uk)  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.