









## Maisonette, 2 Hollingdean Road Brighton BN2 4AA

Asking Price Of £270,000

- TWO BEDROOMS
- BATHROOM
- SEPARATE W.C
- KITCHEN

- LIVING ROOM
- ARRANGED OVER TWO FLOORS
- SHARE OF FREEHOLD
- NO ONWARD CHAIN



Whitlock and Heaps are pleased to bring to market this two double bedroom maisonette offering good size accommodation benefiting from UPVC double glazed windows and gas central heating. Being sold with no onward chain and a share in the freehold. Situated in this convenient location within a short walk of local amenities.

**ENTRANCE HALL** Stairs to top floor.

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, electric hob and oven with extractor hood over, space for fridge, tiled splashback.

**LIVING ROOM** UPVC double glazed bay window, radiator.

**BATHROOM** Suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, sink with cupboard under, ladder style towel rail, tiled walls, plumbing for washing machine, 'Ideal' gas fired boiler.

**CLOAKROOM** Low level w.c., UPVC double glazed window.

## **FIRST FLOOR**

LANDING UPVC double glazed window.

**BEDROOM 1** UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

## **OUTGOINGS**

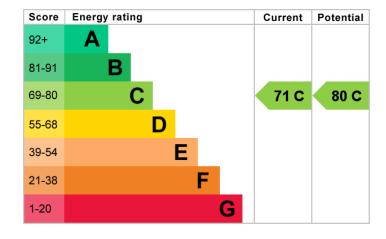
**SHARE OF FREEHOLD** 

Remainder of 999-year lease

## Maintenance is on an ad hoc basis

Council Tax Band B (taken from the government website, <a href="https://www.brighton-hove.gov.uk/council-tax">www.brighton-hove.gov.uk/council-tax</a>). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.





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