Ladysmith Road, Brighton

Price Range
£230,000
Leasehold

- TWO BEDROOM FLAT
- PRIVATE REAR GARDEN
- LONG LEASE
- GROUND FLOOR
- NO ONWARD CHAIN

PRICE RANGE: £230,000 - £240,000

Robert Luff & Co are delighted to bring to market this two bedroom flat, located on the ground floor of this purpose built building. Ladysmith Road is centrally located and has an extensive range of local amenities situated close by on Coombe Road & Lewes Road, including cafes, shops and pubs, this is a hugely popular area. There are a number of well-regarded schools close-by, while Saunders Park and Moulscombe train station is a short stroll away.

Accommodation offers flexible living; two double bedrooms, open planned kitchen / lounge and a bathroom. Other benefits include; a long lease, private rear garden and no onward chain.

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Accommodation

Entrance Hall

Kitchen / Living Room 11'10" x 11'8" (3.63 x 3.58)

Bedroom One / Reception Room 12'2" x 10'6" (3.71 x 3.21)

Bedroom 12'1" x 7'0" (3.69 x 2.15)

Bathroom

Rear Garden

Agents Notes
Tenure: Leasehold: 130 Years Remaining Approx.
Maintenance Fees: £700
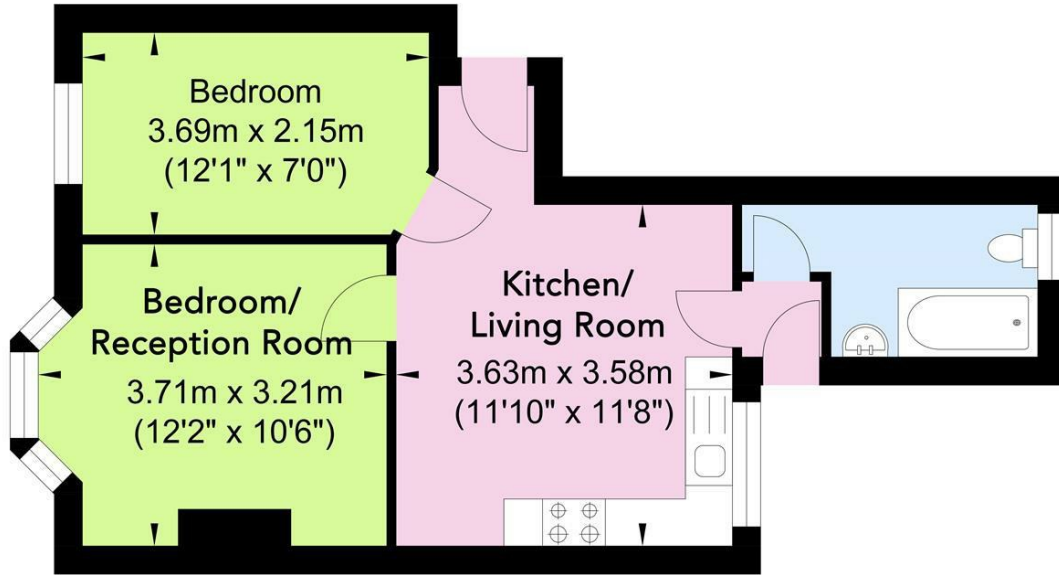EPC Rating: C
Council Tax Band: B

Ladysmith Road

Bedroom
3.69m x 2.15m
(12'1" x 7'0")

**Bedroom/
Reception Room**
3.71m x 3.21m
(12'2" x 10'6")

**Kitchen/
Living Room**
3.63m x 3.58m
(11'10" x 11'8")

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Approximate Floor Area
422.05 sq ft
(39.21 sq m)

Approximate Gross Internal Area = 39.21 sq m / 422.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO$_2$) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.