



## Garden flat, 9 Florence Road, Brighton, BN1 6DL

**\*\* GUIDE PRICE £450,000 - £475,000 \*\***

Greenways Property are delighted to offer for sale this wonderful two double bedroom garden flat with garage. Accommodation comprises hallway, large open plan living/dining, separate kitchen, Two double bedrooms both with built in wardrobes, separate bathroom, 50ft rear garden and garage. This property also has the benefit of having a share of the freehold and must be viewed to be fully appreciated.

**Guide price £450,000**

# Garden flat, 9 Florence Road, Brighton, BN1 6DL



- Two Double Bedrooms
- Private Garden and Garage
- Own private front entrance
- Spacious accomodation
- Share in the Freehold
- Highly desirable location

## Entrance Hall

17'1" x 10'5" (5.23m x 3.20m )

Private front door leading to an 'L' shaped entrance hall with doors leading to all rooms, coved ceiling and ceiling downlighters, wood effect flooring and radiator.

## Living/Dining Room

18'8 x 14'0 (5.69m x 4.27m)

Southerly aspect sash bay windows overlooking the front gardens, solid wood parquet floor, wooden fire mantle, coved ceiling, radiator, T.V telephone point and ample space for dining table with chairs.

## Kitchen

12'3 x 7'6 (3.73m x 2.29m )

Modern fitted kitchen comprising, roll top work surface, Bosch electric oven with four ring hob above and extractor hood over, space and plumbing for a washing machine, space for dishwasher, space for fridge freezer, cupboard housing gas combination boiler, double glazed sash window over the side, one and a quarter bowl sink and drainer with mixer tap, ceramic tiled

flooring, breakfast bar area and ceiling downlighters.

## Bedroom One

15'6 x 10'7 (4.72m x 3.23m)

Two sash windows overlooking the rear garden, radiator, built in triple wardrobes offering ample storage, additional storage above and coved ceiling.

## Bedroom Two

13'11 x 8'4 (4.24m x 2.54m )

Sash window overlooking the rear, two double built in wardrobes, radiator and coved ceiling.

## Bathroom

Modern bathroom suite comprising panelled bath with separate shower over, curved glass shower screen, tiled walls, tiled floor, heated towel rail, double glazed window to the side. A low level close coupled W/C with push button flush, extractor fan, storage cupboard tiled flooring and wash basin with small double glazed to the side, wall lights. Electricity consumer unit in wall cupboard and ceiling downlighters,

## Garden

50' x 27'4 (15.24m x 8.33m )

Path leading from front door to gated and secure garden area. Steps up to lawned rear garden, fence boarders, raised timber planters and raised decked seating area. Mature tree and gate leading to drive and garages. NB Measurements are from the widest points of the garden.

## Garage and Drive

18'9" x 9'6" (5.74m x 2.92m)

Shared drive leading from Florence Road to 3 garages in a block. Your garage is on the right with an up and over door (Door width is 7'5" / 1.93m). Window to the rear.

## Other Information

Tenure: Leasehold - Share in the freehold  
Lease: 125 years from 06/2006 (107 years remaining)

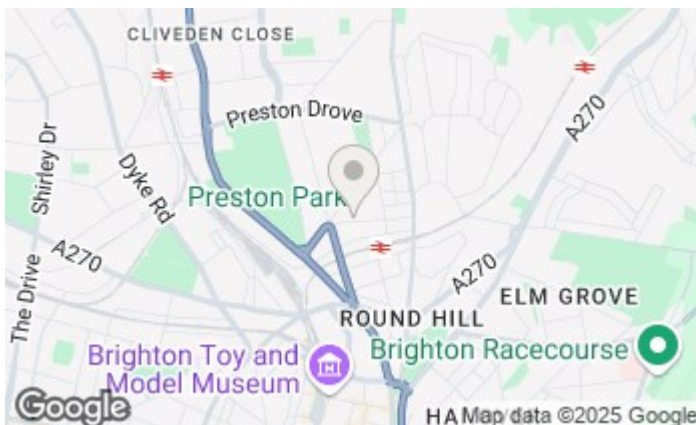
Annual Service Charge: £1,800 per annum

Annual Ground Rent: Nil

Council Tax Band: B

Local Authority: Brighton and Hove

Parking: Garage and Parking Zone J



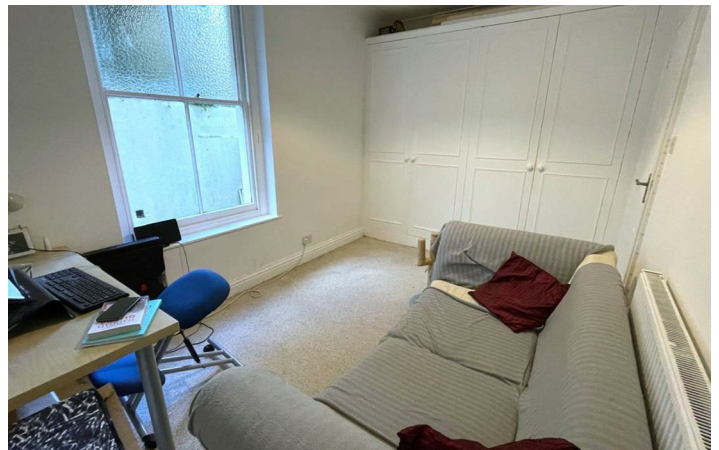
## Directions

Start: Brighton Railway Station. Leave the station via the taxi rank to the North. Head north on Stroudley Road turn right, continue on Stroudley Road. At the end turn left onto Fleet Street/A270 at the traffic lights turn onto New England Road/A270. At Preston Circus lights turn left onto Preston Rd/A23 follow for 500m then make a slight right onto Stanford Ave/A23 continue straight for 200m keep left to continue on Stanford Ave then turn right onto Florence Road, the property will be on the left. Distance 1 mile.

01273 28 68 98



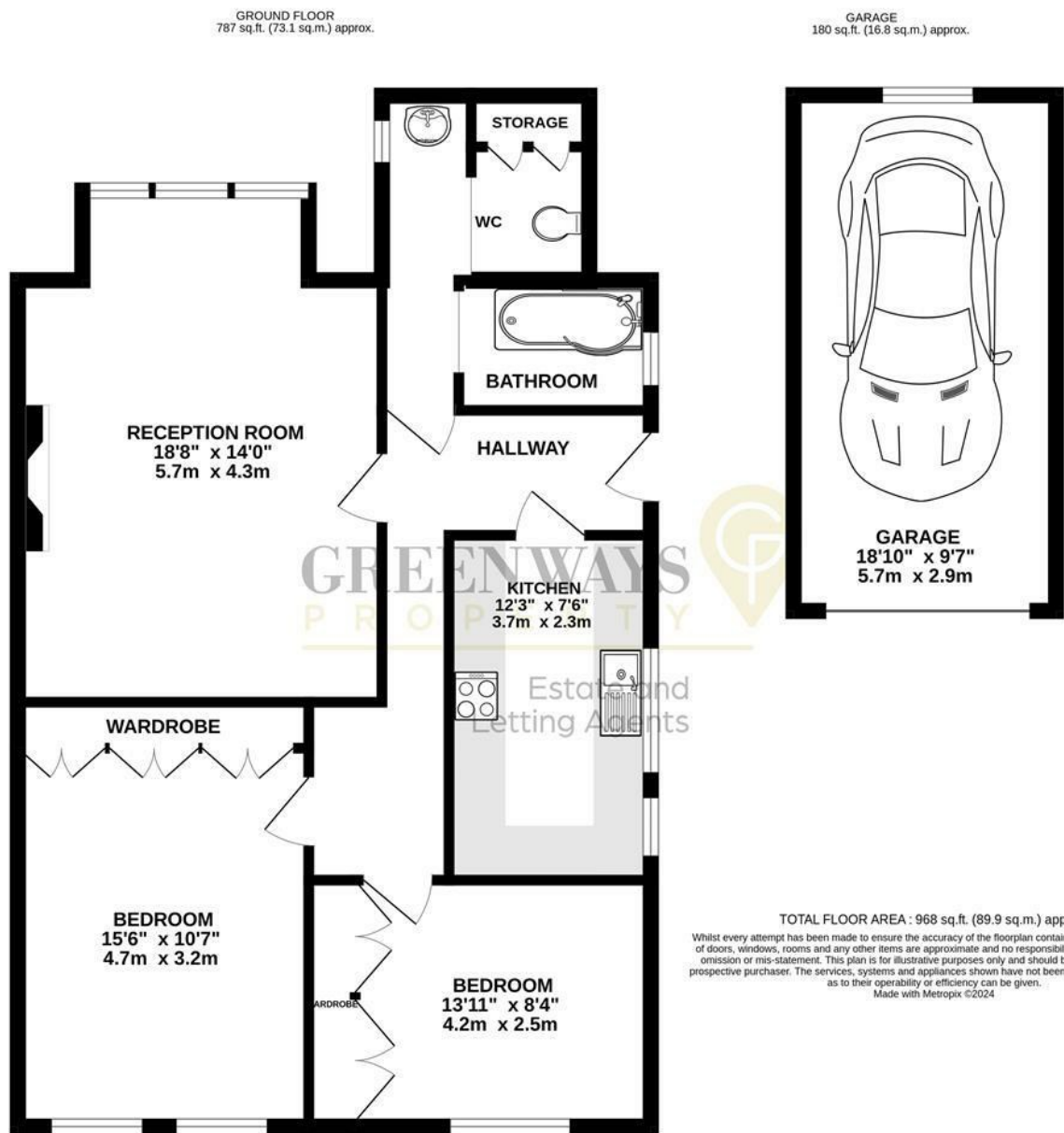
## Garden flat, 9 Florence Road, Brighton, BN1 6DL



01273 28 68 98



Floor Plan



PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.

2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC