



## 33 Selsfield Drive, Brighton, BN2 4HA

Greenways Property are pleased to offer this, purpose built, three double bedroom flat which is right on the doorstep of Brighton University. The separate kitchen is fitted with built-in larder, separate utility area, three bedrooms with two having built-in wardrobes. The property has a separate living room which leads to the enclosed westerly aspect balcony. The property has new double glazing and new carpets throughout. This is a great location for first time buyers, families or students with Brighton and Sussex Universities close by and frequent buses into town and Moulsecomb Railways Station is within close proximity.

Guide price £275,000

# 33 Selsfield Drive, Brighton, BN2 4HA



- Three Double Bedrooms
- Living room with covered balcony
- Fitted kitchen with larder cupboard
- Utility cupboard
- On Street Parking available
- Great buy to let investment

## Communal Entrance and Stairs

Stairs leading up from Selsfield Drive to first floor. Door to: -

## Entrance lobby

Inner lobby with windows to the front. Plumbing for washing machine.

## Hallway

Doors leading to all rooms.

## Living Room

11'2 x 10'5 (3.40m x 3.18m)

Westerly aspect double glazed windows overlooking enclosed balcony, radiator.

## Enclosed Balcony

9'11 x 5'6 (3.02m x 1.68m)

Westerly aspect double glazed windows overlooking the communal gardens.

## Kitchen

10'4 x 9'8 (3.15m x 2.95m)

Easterly aspect double glazed windows, fitted kitchen with floor

and wall mounted units. Work tops with sink and drainer. Space for appliances and space for either gas or electric oven and hob, radiator and storage cupboard.

## Bedroom One

12'6 x 11'5 (3.81m x 3.48m)

Westerly aspect double glazed windows overlooking the communal gardens, Radiator, two built-in wardrobes with additional storage above.

## Bedroom Two

11'5 x 11'1 (3.48m x 3.38m)

Westerly aspect double glazed windows overlooking the communal gardens, built-in double wardrobe with additional storage above. Radiator.

## Bedroom Three

10'5 x 9'1 (3.18m x 2.77m)

Southerly aspect double glazed windows overlooking the side

## Bathroom

White suite with panelled bath, shower over, wash basin, part tiled walls, radiator and double glazed window to the side.

## Separate Lavatory

Separate lavatory.

## Parking

Parking space is available for approx. £100 per annum

## Other Information

Leasehold: 125 Years from 07.05.1990 (90 years remaining)

Service Charge: £852 per annum

Ground Rent: Included in Service charge

EPC: C

Council Tax: Band A

Local Authority: Brighton and Hove

Parking: Zone D is free (event day parking permit required)

Parking space is available to rent for additional fee.



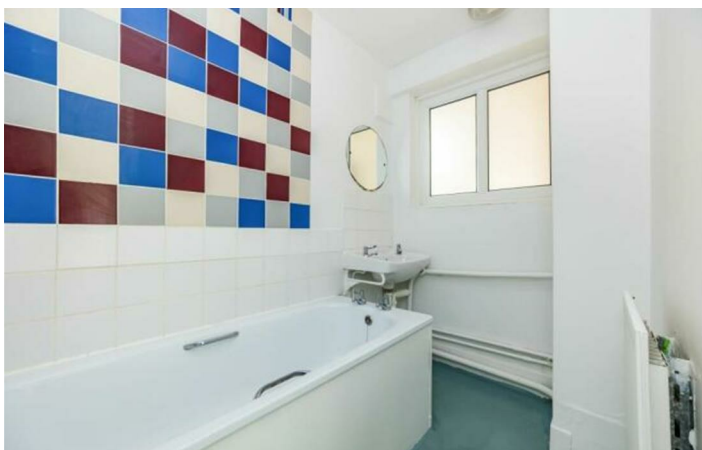
## Directions

Starting at Moulsecoomb Railway Station. Head south-west on Queensdown School Road for 100m then Turn left onto Lewes Road/A270. Drive for approx. 300m then turn left onto Selsfield Drive. Turn left to stay on Selsfield Drive and then after 50m take a slight left to stay on Selsfield Drive. The property will be on the right. Total distance is 0.4 miles.

01273 28 68 98

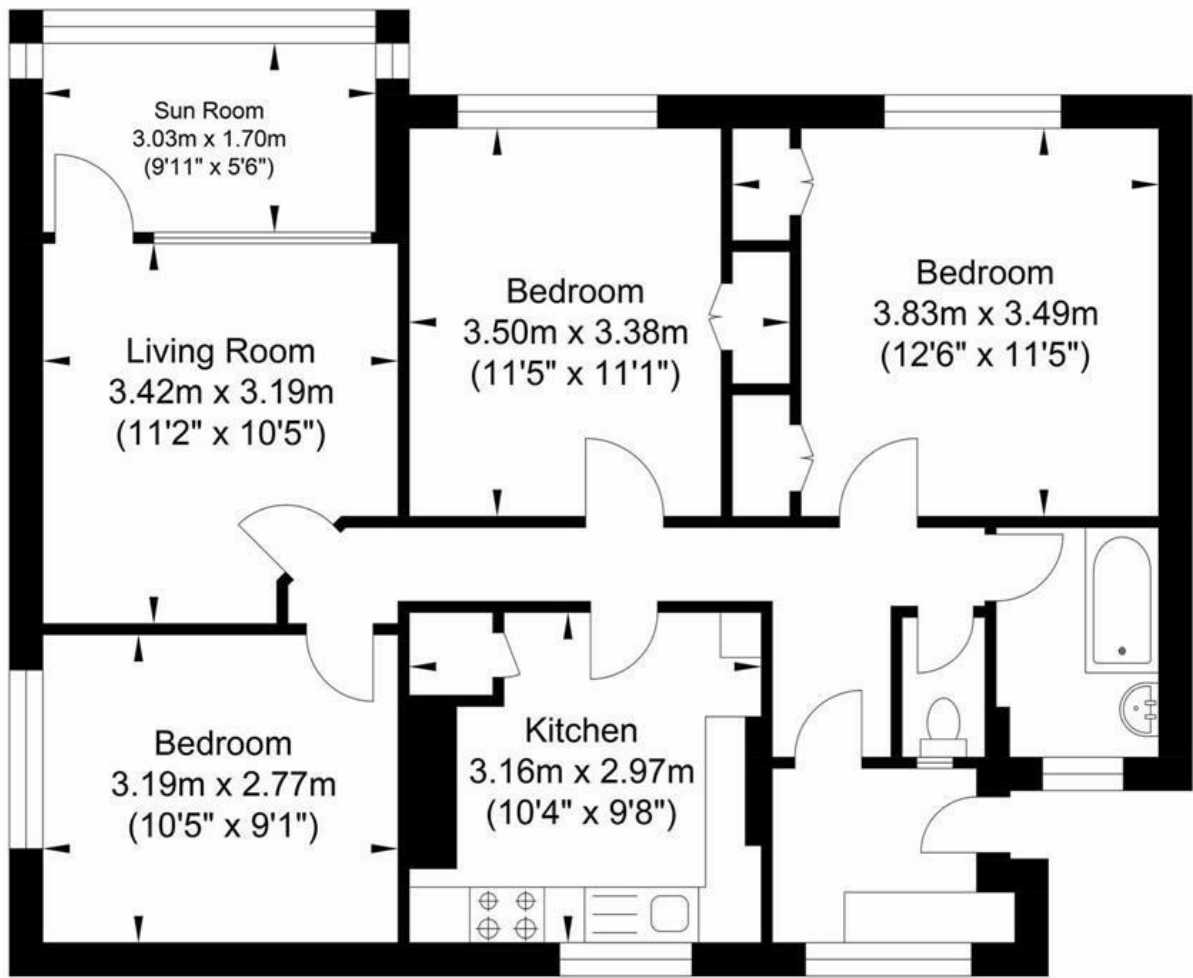


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# Selsfield Drive



Approximate Floor Area  
786.94 sq ft  
(73.11 sq m)

Approximate Gross Internal Area = 73.11 sq m / 786.94 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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	74	78
(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	