



## The Brewery, South Street, Portslade Brighton BN41 2AQ

Beautifully presented two-bedroom maisonette, offering spacious and contemporary living across two thoughtfully designed floors.

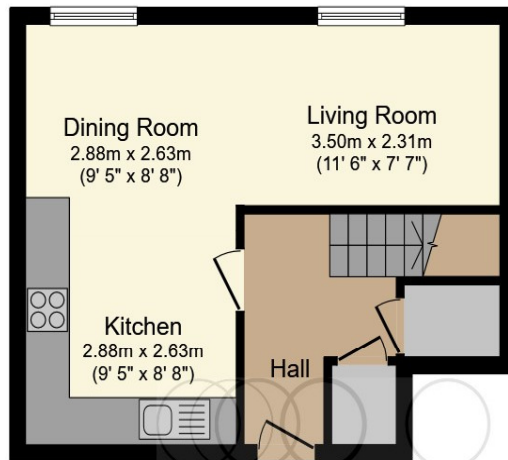


**welcome to**

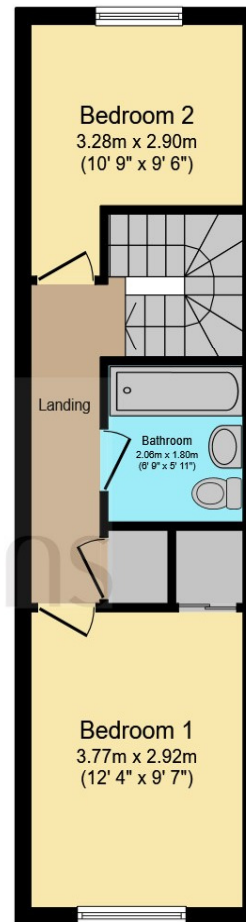
## **The Brewery, South Street, Portslade Brighton**

The ground floor welcomes you into a bright and airy open-plan space, combining a generous kitchen, dining, and living area - perfect for both relaxing and entertaining. The kitchen is modern and clean with sleek finishes, offering ample worktop and storage space, with the dishwasher, washing machine and full fridge/freezer built in. Upstairs you'll find two well-proportioned bedrooms and a large, contemporary bathroom finished to a high standard. Large windows throughout the property flood every room with natural light, enhancing the sense of space and comfort, but also have blackout shutters on every window. Additional benefits include great transport links and a private off-road parking space, ensuring convenience in a sought-after location. Ideal for first-time buyers, professionals, or investors, this stylish home is ready to move into and enjoy.





**Ground Floor**



**First Floor**

Total floor area 65.8 m<sup>2</sup> (708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## The Brewery, South Street, Portslade Brighton

- TWO BEDROOM MAISONETTE
- SPACIOUS OPEN-PLAN LIVING/DINING/KITCHEN AREA
- MODERN, WELL-APPOINTED KITCHEN
- LARGE, STYLISH BATHROOM
- PRIVATE OFF-ROAD PARKING
- LARGE WINDOWS THROUGHOUT FOR PLENTY OF NATURAL LIGHT
- SOUGHT-AFTER LOCATION
- EXCELLENT TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2367.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/CRH109949](https://fox-and-sons.co.uk/Property/CRH109949)



Property Ref:  
CRH109949 - 0004

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