



Located in sought after Brunswick Town this delightful period flat on Waterloo Street offers a perfect blend of character and modern living. With a spacious open plan reception room this property provides an inviting space for relaxation and entertaining. The well-appointed bedroom is designed for comfort, making it an ideal retreat after a long day. There is also a delightful Westerly aspect roof terrace, ideal for relaxing after a long day at work.

The flat also features a stylish shower room, ensuring convenience and privacy. The period architecture adds a unique charm, showcasing the rich history of the building while providing a warm and welcoming atmosphere.

Situated in a vibrant neighbourhood, residents will enjoy easy access to local amenities, including shops, cafes, and parks, all within a short stroll. The proximity to the seafront allows for leisurely walks along the beach, making this location truly desirable.

This flat is perfect for individuals or couples seeking a cosy home in a lively area. With its appealing features and prime location, this property is not to be missed.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- STYLISH AND BEAUTIFULLY PRESENTED
- SECOND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- OPEN PLAN LOUNGE/KITCHEN
- MODERN FITTED KITCHEN AREA
- STYLISH SHOWER ROOM
- DOUBLE BEDROOM
- SHARE OF FREEHOLD





SECOND FLOOR

ENTRANCE HALL

Ceiling coving, recessed downlighting, entry phone system, cupboard housing RCD, wooden flooring.

OPEN PLAN LOUNGE/KITCHEN

Three East aspect sash windows to the bay, ceiling coving, open fireplace with tiled hearth, cupboards and shelving to chimney recess's, further cupboard, wooden flooring, two radiators.

KITCHEN AREA

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wood effect worktop with tiled surround, inset stainless steel sink unit with mixer tap, electric oven, electric hob, microwave, washing machine, fridge with freezer compartment, wooden flooring.

SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle with fixed and flexible shower heads, wash hand basin with mixer tap and cupboard under, WC with concealed cistern, recessed downlighting, extractor fan, part tiled walls, tiled floor, chrome ladder style heated towel rail, pocket door.

BEDROOM

West aspect part frosted double glazed window, fitted cupboard housing boiler, wooden flooring, radiator.

EXTERNAL

ROOF TERRACE

Accessed from the communal half landing, West aspect.

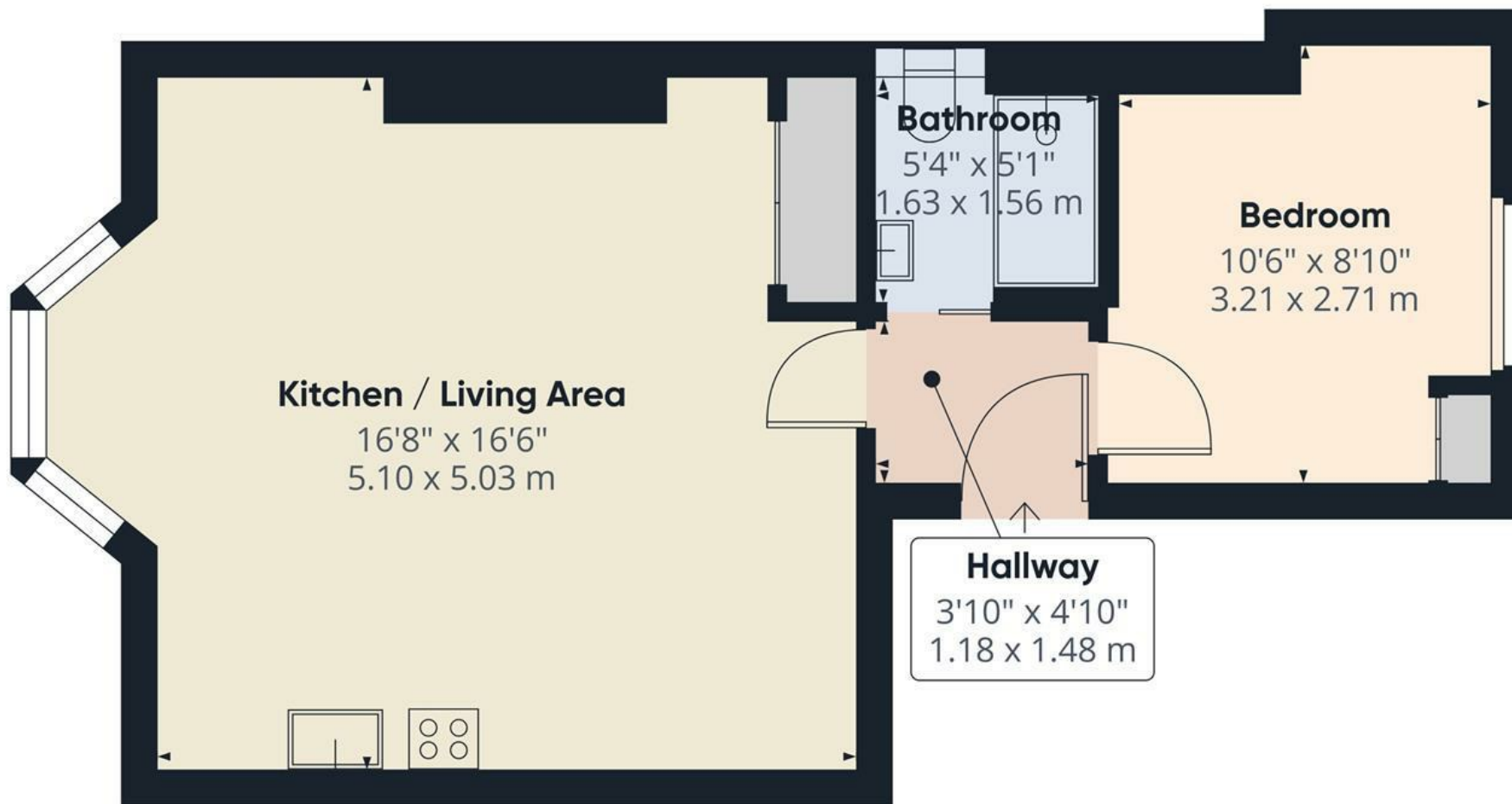
ADDITIONAL INFORMATION

Lease - Balance on 999 years remaining - Share of freehold

Maintenance - £1,850

Ground Rent - £0

Council Tax Band A - £1,719.63



Approximate total area^m

419 ft²

39 m²

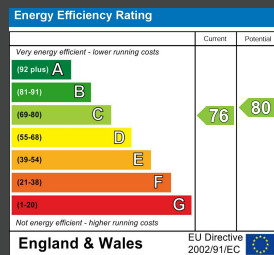
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

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Tel: 01273 323000
Email: sales@brices.co.uk
www.brices.co.uk

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