

First Floor Flat, 76 Franklin Road

Brighton BN2 3AD

Asking Price Of £200,000

- FIRST FLOOR APARTMENT
- DOUBLE BEDROOM
- BATHROOM
- KITCHEN
- LIVING ROOM
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- PRESENTED IN GOOD ORDER THROUGHOUT

Occupying the first floor of this attractive property, this well-proportioned one bedroom apartment offers bright and comfortably arranged accommodation, presented in neutral decorative order throughout.

The accommodation comprises a good size living room providing ample space for both relaxing and dining, a separate fitted kitchen, double bedroom and bathroom. The neutral décor creates a light and welcoming feel while offering an excellent blank canvas for a purchaser to personalise to their own taste.

Further benefits include a share in the freehold and the advantage of being offered for sale with no onward chain, making this an appealing proposition for first time buyers, investors or those seeking a conveniently located home.

Situated in a convenient and well connected location, the property is ideally positioned for easy access to local amenities, transport links and the surrounding area.

ENTRANCE HALL Fitted cupboard, radiator.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards under, eye level wall cupboards, UPVC double glazed window, radiator, 'Vaillant' gas fired boiler.

LIVING ROOM UPVC double glazed bay window, radiator.

BEDROOM UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath, mixer tap and shower attachment, pedestal wash hand basin, low level w.c, radiator, tiled walls.

OUTGOINGS

SHARE OF FREEHOLD

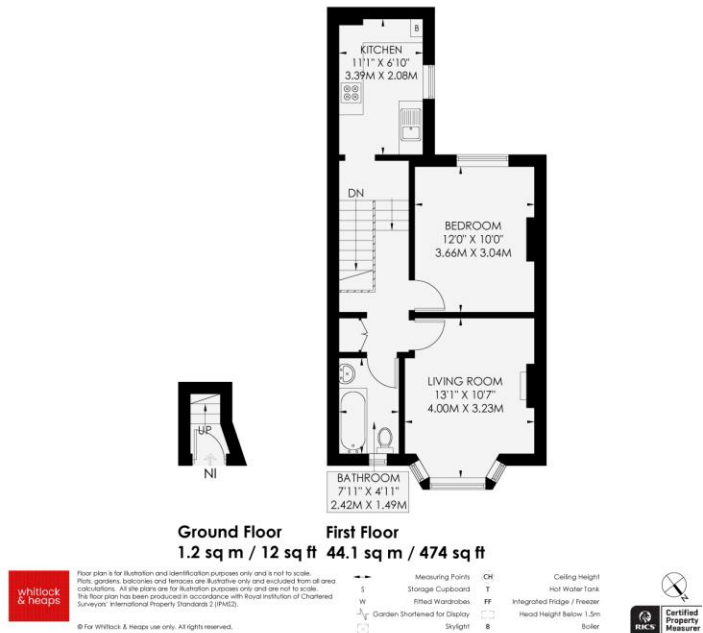
Remainder of 189 year lease

Maintenance £968 per annum

Council Tax Band A (taken from the government website, www.brighton-hove.gov.uk/council-tax).
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

FRANKLIN ROAD
BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
45.3 sq m / 487 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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