



Flat 8, 12-14 Wellington Road Brighton BN2 3AA

Asking Price Of £190,000

- ONE BEDROOM
- BATHROOM
- KITCHEN AND LIVING ROOM
- WEST FACING PATIO
- PRIVATE STREET ENTRANCE
- NEW 125 YEAR LEASE
- NO ONWARD CHAIN
- COMMUNAL GARDENS

A well presented one bedroom flat with its own private street entrance and a west facing patio, offered to the market with no onward chain. The property features a bright open plan kitchen and living area, complemented by gas central heating and uPVC double glazed windows throughout. Ideally situated in a convenient location, it is within easy reach of the city centre and Brighton seafront, with a great selection of independent shops and eateries just a short walk away.

PRIVATE STREET ENTRANCE

ENTRANCE HALL Fitted cupboard.

KITCHEN/LIVING ROOM Incorporating sink with drainer and mixer tap, adjacent wooden work surface with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with extractor over, electric oven, breakfast bar, fridge/freezer, washing machine, 'Vaillant' gas fired boiler, radiator, UPVC double glazed window.

BEDROOM UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, radiator, part tiled walls, tiled floor.

OUTSIDE

WEST FACING PATIO

COMMUNAL GARDENS

OUTGOINGS

New 125 year lease

Maintenance £600 per quarter

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.

WELLINGTON ROAD
BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
34.6 sq m / 372 sq ft



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- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display
- Daylight
- Ceiling Height
- Hot Water Tank
- Integrated Fridge / Freezer
- Head Height Below 1.5m
- Boiler

Certified Property Measurer

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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