

24 Osprey House

Brighton BN1 2ND

Asking Price Of £230,000
Leasehold

- DOUBLE BEDROOM
- WESTERLY FACING BALCONY
- LIFT IN BUILDING
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- SECURE UNDERGROUND PARKING
- MODERNISATION REQUIRED
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming part of the fourth floor of this purpose-built block. Benefitting from a good size bedroom and living room with views.

Bus routes operate locally making public transport across the city simple. Brighton seafront is situated very close by as well as Western Road with its vast array of shopping facilities, eateries and cafés. This flat is brought to market with no onward chain.

ENTRANCE HALL Electrics, cupboard space housing stopcock, intercom, separate storage cupboard.

BEDROOM UPVC double glazed window with sea view, fitted wardrobes, radiator.

KITCHEN Stainless steel bowl sink with mixer taps and drainer with tiled splashback, vinyl work surfaces with cupboards below with matching eye level cupboards, space for freestanding oven.

LIVING ROOM Door to westerly facing balcony, radiator.

BATHROOM Comprising panelled bath with shower over being mostly tiled, wash hand basin, low level w.c.

OUTSIDE Westerly facing balcony.
Secure underground parking.

OUTGOINGS

Leasehold
958 years remaining on lease
Service charge - £2,760 per annum
Ground rent – nil

Council Tax Band A (taken 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.

OSPREY HOUSE

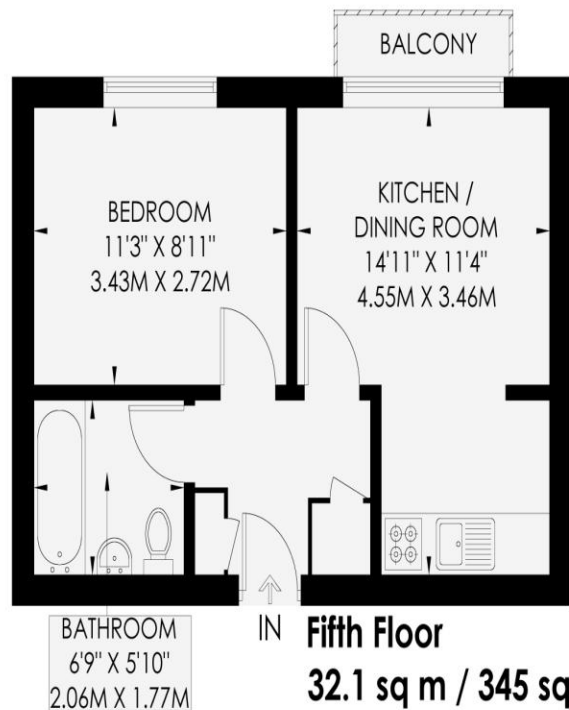
BRIGHTON

APPROXIMATE GROSS INTERNAL AREA

32.1 sq m / 345 sq ft

INCLUDING LIMITED USE AREA OF

0.6 sq m / 6 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All the plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
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S	Measuring Points	T	Ceiling Height	RICS	Certified Property Measurer
W	Storage Cupboard	FF	Hot Water Tank	BESPOKE PROPERTY MARKETING	
J	Fitted Wardrobes	B	Integrated Fridge / Freezer		
J	Garden Shortened for Display		Head Height Below 1.5m		
	Skylight		Boiler		

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