

Ground Floor Flat 6 Grantham Road

Brighton BN1 6EE

Offers In Excess Of £200,000
Share of Freehold

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- PERIOD BUILDING
- SEPARATE KITCHEN
- GAS CENTRAL HEATING
- BAY WINDOW
- NO ONWARD CHAIN
- CLOSE TO AMENITIES

Whitlock & Heaps are delighted to present to market this bay fronted one double bedroom flat forming the ground floor of this period building. Boasting a good size kitchen with separate living room and being airy inside. This flat is brought to market with no onward chain.

Bus routes operate locally making public transport throughout the city simple. You are within close proximity to ample shopping facilities, eateries and cafés. Fiveways is close by as well as Preston Park. London Road train station is also nearby for commutes out of the city.

ENTRANCE HALL Intercom, thermostat.

KITCHEN Stainless steel bowl sink with tiled splashback, vinyl work surfaces, space for fridge and washing machine, fitted electric four ring hob with oven below. Ideal combination gas fired boiler, double glazed south facing bay window with east/west aspect windows, radiator.

LIVING ROOM Bay sash window, radiator.

BEDROOM Sash window overlooking rear, radiator.

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

OUTGOINGS

Share of Freehold
999 year lease from 2018
Maintenance: £781 per half year

Council Tax Band B (taken from 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.

GRANTHAM ROAD

BRIGHTON



APPROXIMATE GROSS INTERNAL AREA
45.5 sq m / 489 sq ft
INCLUDING LIMITED USE AREA OF
0.60 sq m / 6 sq ft

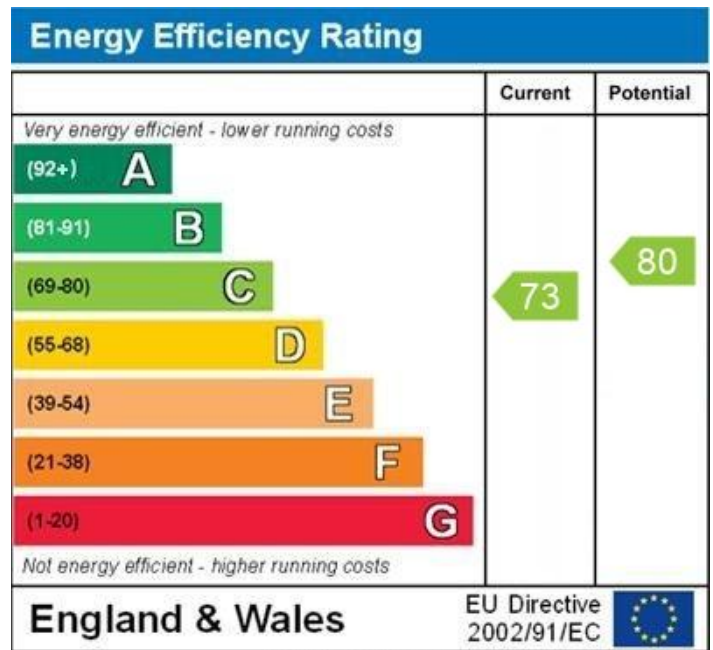


Ground Floor
45.5 sq m / 489 sq ft

whitlock & heaps Floor plan is for illustration and identification purposes only and is not to scale. Plot, garden, balconies and terraces are illustrative only and excluded from all area calculations. All site 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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Measuring Points: S, W, Garden Shortened for Display, Skylight
Storage Cupboard: T, Fitted Wardrobes: FF, Integrated Fridge / Freezer: B, Boiler: B
Ceiling Height: Hot Water Tank, Head Height Below 1.5m

Certified Property Measure
BESPOKE PROPERTY MARKETING



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