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143A WESTERN ROAD, BRIGHTON, BN1 2DA

LEASEHOLD £165,000

+++ CASH BUYERS ONLY +++ A ONE BEDROOM second floor flat located in this central location close to BRIGHTON SEAFRONT and PRESTON STREET. The accommodation comprises entrance hall, OPEN PLAN KITCHEN/LOUNGE with STRIPPED WOODEN FLOORING, SHOWER ROOM, GAS CENTRAL HEATING, EPC D.

- CONVERTED PERIOD BUILDING
- GREAT CENTRAL LOCATION
- SECOND FLOOR FLAT
- WEST ASPECT LOUNGE/KITCHEN
- ONE BEDROOM
- SHOWER ROOM
- STRIPPED WOODEN FLOORING
- GAS CENTRAL HEATING
- NO ON GOING CHAIN
- CASH BUYERS ONLY









SECOND FLOOR

ENTRANCE HALL
Entry phone system, electric trips.

OPEN PLAN LOUNGE/KITCHEN
West aspect window, wall mounted 'Vaillant' combination boiler, exposed floorboards, radiator.

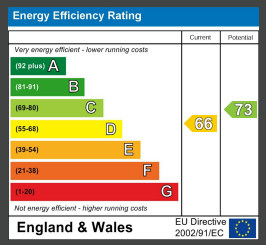
KITCHEN
Fitted with a range of eye level wall cupboards and base cupboards, work tops, circular stainless steel sink with mixer tap, electric oven, electric hob with extractor fan over, plumbed space for washing machine, space for appliance.

SHOWER ROOM
Fitted with white suite comprising tiled shower cubicle with wall mounted 'Triton' electric shower, wash hand basin with mixer tap and cupboards under, low level close coupled WC, tiled floor, radiator, West aspect window.

BEDROOM
West aspect window, radiator.

ADDITIONAL INFORMATION
Lease - 189 years from 2002
Maintenance - £1,650
Ground Rent -
Council Tax Band A - £1,719.63
23.2 sq m, 250 sq ft

ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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