



115 Beaconsfield Villas, Brighton, BN1 6HF

£180,000 Share of Freehold

A spacious, light and **STYLISH STUDIO FLAT** situated on the **FIRST FLOOR** of this attractive period building. Located on a **SOUGHT-AFTER** tree-lined street in the **GOLDEN TRIANGLE** ideally located for **PRESTON PARK**, Fiveways, the railway station plus a selection of independent shops and cafes, this lovely studio's highlights include; a **SEPARATE KITCHEN**, modern shower room and is available **CHAIN FREE**.
Energy Rating: D69 Exclusive to Maslen Estate Agents

Communal front door to:

Communal Hallway

Stairs rising to first floor, personal front door to:

Studio Room

Sash bay windows to rear with amazing views over Brighton, radiator, built in cupboard housing meters, built in wardrobe, doors to both rooms.

Shower Room

WC, pedestal wash hand basin with hot & cold taps, corner shower cubicle with mains fed shower over, ladder style heated towel rail, part tiled walls, laminate flooring, window to side with frosted glass.

Kitchen

Range of wall & base units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset induction hob with extractor over, integrated oven below, space for appliances, wall mounted 'Vaillant' boiler, part tiled walls, laminate flooring, window to front.

Total approx floor area

26.0 sq.m. (279.6 sq.ft.)

Parking zone J

Council tax band A

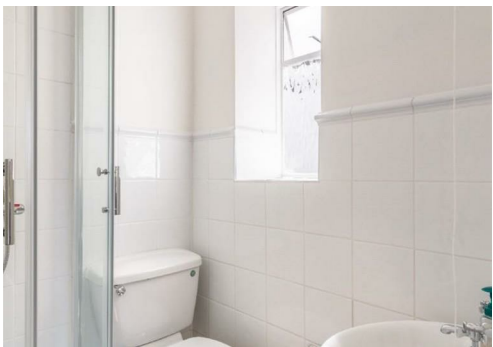
V1

What the owner says:

"We were initially drawn to this bright studio flat with its large windows and expansive views across the treetops of Preston Park.

There's a brilliant coffee shop just around the corner and a bus stop, shops and amenities right on the doorstep and along Preston Drive.

This is the perfect first home or a great buy-to-let investment."





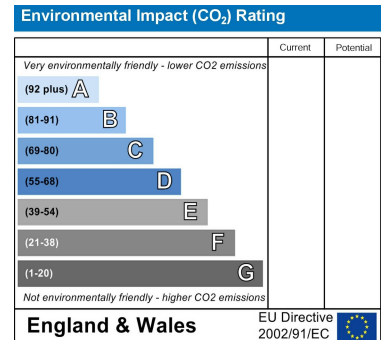
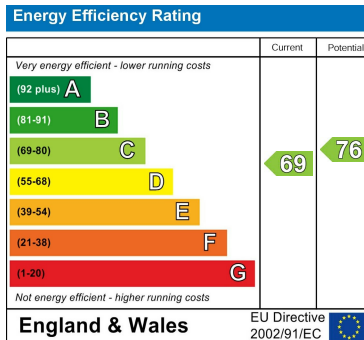
First Floor



Total area: approx. 26.0 sq. metres (279.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Beaconsfield Villas



IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.