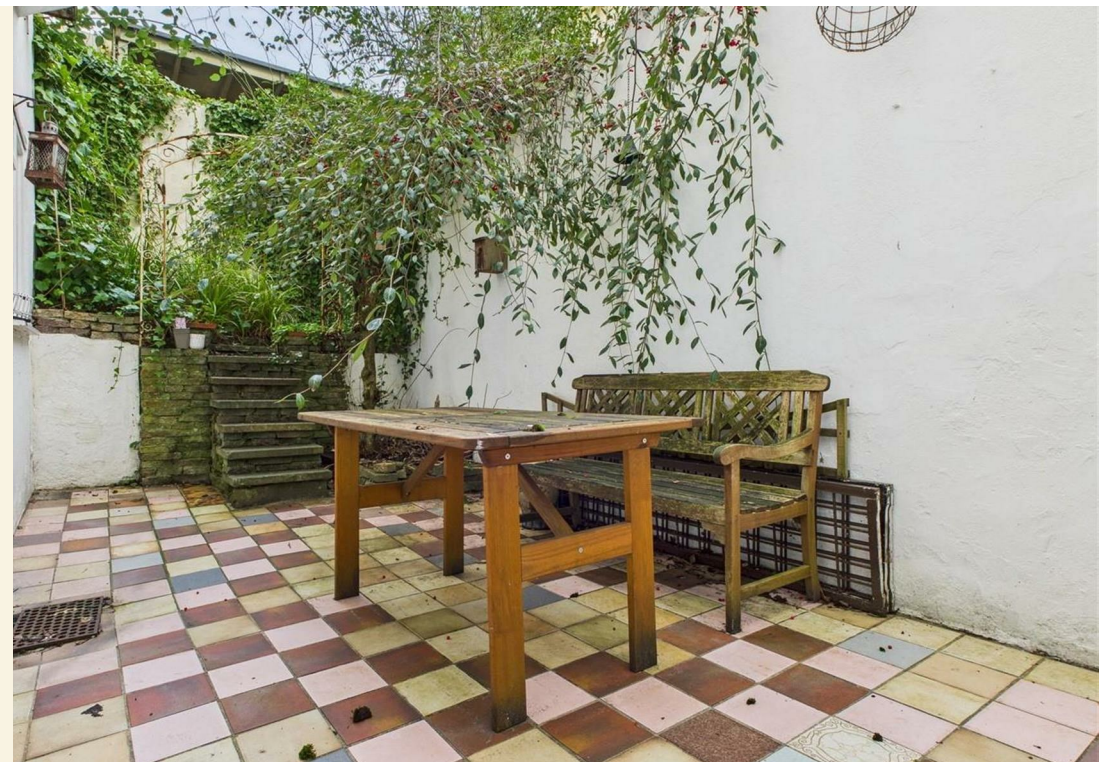




A LOWER GROUND FLOOR PATIO/GARDEN FLAT in a CONVERTED PERIOD BUILDING situated in this SOUGHT AFTER LOCATION close to BRIGHTON STATION. The accommodation comprises SOUTH ASPECT LOUNGE/DINING ROOM, KITCHEN BREAKFAST ROOM, BATHROOM, TWO BEDROOMS, FRONT AND REAR PATIO/GARDENS, EPC D. PET FRIENDLY PROPERTY, VIEWING HIGHLY RECOMMENDED.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- SPACIOUS AND WELL PRESENTED
- WITHIN 1/2 MILE BRIGHTON STATION
- SOUTH ASPECT LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM WITH APPLIANCES
- FRONT AND REAR PATIO/GARDENS
- BATHROOM
- SOLID WOODEN FLOORING
- OWN STREET ENTRANCE
- SHARE OF FREEHOLD





## LOWER GROUND FLOOR

### ENTRANCE HALL

Two wall light points, feature wooden shelving, wooden flooring, two radiators.

### LOUNGE/DINING ROOM

Three South aspect sash windows overlooking FRONT PATIO/GARDEN, ceiling coving, feature fireplace with wooden mantle and slate hearth, shelving to chimney recess's, further wooden shelving to walls, wooden flooring, two radiators with decorative covers.

### BATHROOM

Fitted with white suite comprising panelled bath with mixer tap with shower attachment, screen to side, pedestal wash hand basin with mixer tap, fitted mirror and two wall light points over, low level close coupled WC, tiled floor, extractor fan, chrome ladder style heated towel rail.

### BEDROOM 1

Multi glass pane sash window overlooking REAR PATIO, ceiling coving, walk-in wardrobe, wooden flooring, radiator.

### KITCHEN/BREAKFAST ROOM

Wood effect worktops and breakfast bar, cupboards and drawers under, glass panel display cabinet with drawers under, decorative shelving unit with drawers under, further shelving, stainless steel one and a quarter bowl single drainer sink unit with mixer tap, electric oven, gas hob with decorated tiled splashback and stainless steel extractor hood over, plumbed space for washing machine and dishwasher, space for fridge/freezer, ceiling spotlights, tiled floor, window and glass pane door to REAR PATIO/GARDEN.

### BEDROOM 2

Window overlooking REAR PATIO/GARDEN, ceiling coving, cupboard housing 'Worcester' combination boiler, radiator.

### EXTERNAL

#### FRONT PATIO/GARDEN

South aspect, paved with borders.

#### REAR PATIO/GARDEN

Split level, tiled floor.

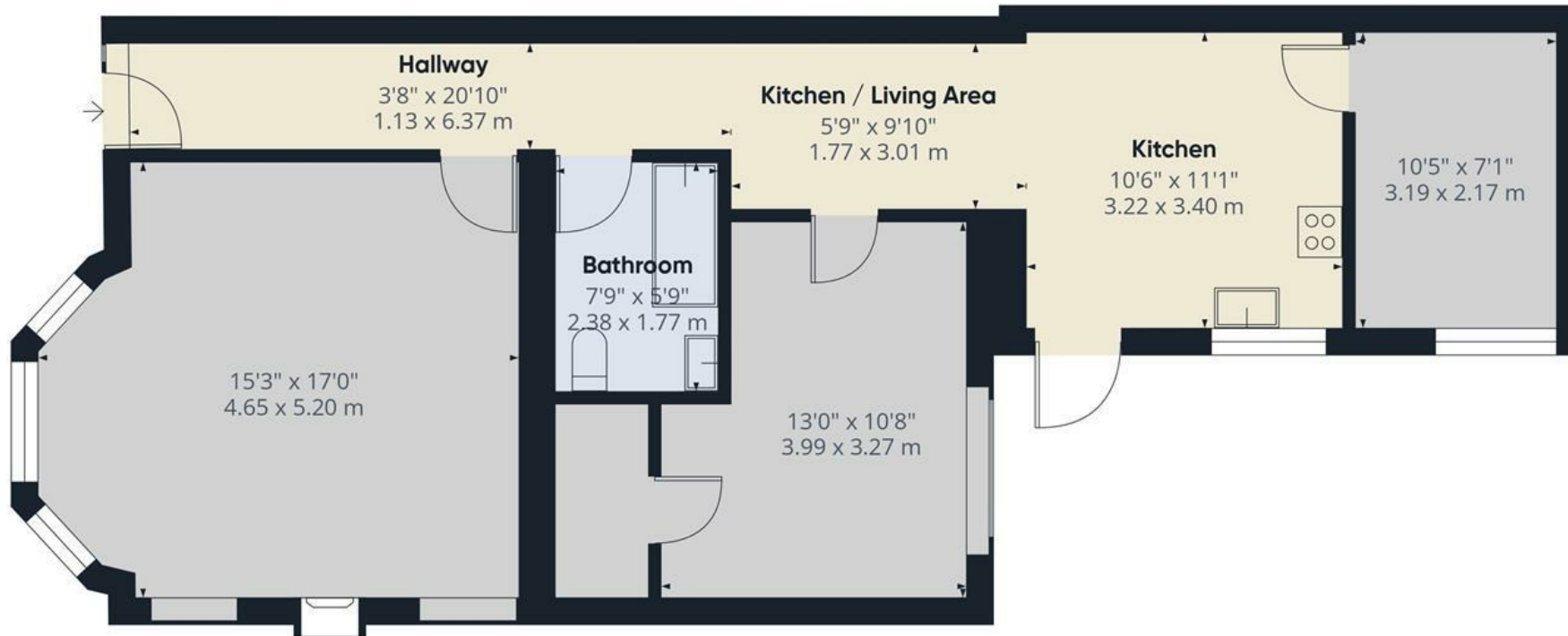
### ADDITIONAL INFORMATION

Lease - Share of Freehold

Maintenance - £1,800 P.A.

Ground Rent - £0

Council Tax Band C - £2,292.84



Approximate total area<sup>m</sup>

769 ft<sup>2</sup>

71.5 m<sup>2</sup>

(1) Excluding balconies and terraces

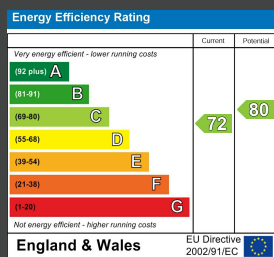
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## 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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