



## 35b Bonchurch Road, Brighton, BN2 3PJ

£325,000 Share of Freehold

A beautifully presented 2 double bedroom garden flat in a highly SOUGHT-AFTER LOCATION off Elm Grove. This flat benefits from; a MODERN fitted bathroom and a lovely WESTERLY-FACING REAR GARDEN perfect for relaxing or entertaining. An ideal first-time purchase, the property offers comfortable and stylish living in a POPULAR residential location. Viewings are highly recommended. Energy Rating: C71  
Exclusive to Maslen Estate Agents.

Steps down to lower ground floor.

Front door to:

### Lobby

Tiled floor, built in storage space, door to:

### Hallway

Doors to all rooms, wood effect flooring, 2 x radiators, steps down to Kitchen.

### Bedroom

Wood effect flooring, radiator, window to front, feature fireplace.

### Bedroom

Window to rear, radiator, built in cupboard.

### Kitchen

Range of wall & base units with roll edge work surfaces over, inset stainless steel single drainer sink unit with hot & cold taps, space for appliances, wall mounted 'Vaillant' boiler, part tiled walls, recessed spotlights, tiled floor, window to side, door to:

### Lounge

Wood effect flooring, door to Bathroom, radiator, window to side, sliding door to rear garden.

### Bathroom

WC with push button flush & concealed cistern, was hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, wall mounted shower over, glass shower screen, part tiled walls, tiled floor, recessed spotlights, ladder style heated towel rail, window to side with frosted glass.

### Outside

#### Rear Garden

Laid to decking, enclosed by timber fencing.

#### Total approx floor area

58.2 sq.m. (626.6 sq.ft.)

#### Parking zone S

#### Council tax band A

V1

*What the owner says:*

*"We were drawn to this flat because of the light, location and garden. Light and air literally floods in from three aspects. The garden is brilliant and feels really open as you're not overlooked by properties behind. The place is cosy in the winter and cool in the summer, with beautiful sunsets in the evenings and the occasional visit from a squirrel. The street has a proper community vibe with lovely neighbours all around, and we rarely hear any noise. The location is perfect for walking to the beach, Laines and train station with a lovely park, pub, coffee shop, nursery and school all on the doorstep."*



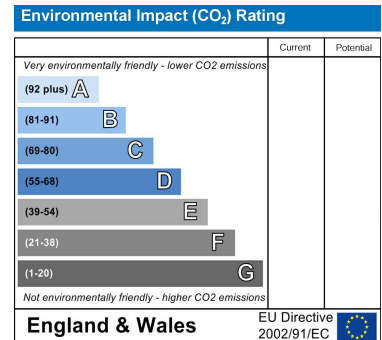
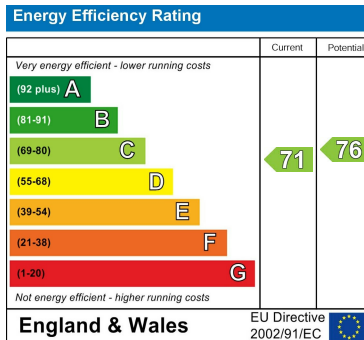
Lower Ground Floor



Total area: approx. 58.2 sq. metres (626.6 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.

Bonchurch Road



**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.