DAVID&CO
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Flat 5, 70 Shaftesbury Road, Brighton, East Sussex, BN1 4NG

Asking Price £135,000

An attractive and well presented second floor (top floor) converted studio flat enjoying a bright south facing aspect and forming part of this substantial Victorian end of terrace corner property. The flat is situated in this popular residential area in this central location within a short stroll of the Preston Circus/London Road shopping thoroughfare. Brighton mainline station and London Road station are within a short walk, and local bus services are available in Ditchling Road and London Road providing easy access to Brighton city centre and seafront. The flat is well presented with accommodation comprising: entrance hall, double aspect 17' studio room, open plan modern kitchen with built in oven, hob and fridge, and a shower room/wc. * * NO ONWARD CHAIN * *







Location
Situated in this popular residential area in this tree lined road close to Preston Circus and the London Road shopping thoroughfare and within a few minutes walk of both London Road station and Brighton mainline station which provides a commuter service to London. Local schools are within easy reach and local bus services are close to hand providing easy access to Brighton town centre and seafront.

Accommodation
All measurements are approximate.

Communal Entrance Hall
Security entryphone system. Staircase leading to the second floor.

Entrance Hall
Entryphone. Door leading to:

Studio Room
17'8" x 11'5" (5.39m x 3.49m)
Enjoying a bright double aspect with double glazed windows to the east and south. Oak flooring.

Open Plan Kitchen
Fitted with a range of modern of high gloss cream units with contrasting work surfaces comprising inset circular sink with mixer taps and with cupboard beneath. Additional range of floor and eye level cupboards and work surfaces incorporating electric hob with electric oven below. fitted extractor hood. Integrated fridge and washing machine. Part tiled walls. Double glazed window to side.

Shower Room/WC
Fully tiled walls. Tiled shower enclosure with fitted electric shower. Wash hand basin. Low level wc. Electric wall heater.

Information
EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Leasehold with 153 years remaining.

MAINTENANCE: £771.02 - Half Yearly
RESERVE FUND : £90.90 - Half Yearly

GROUND RENT: £0

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.









