



7, Old College House , Brighton, BN2 9SY

£300,000 Leasehold

BEAUTIFULLY PRESENTED 1 double bedroom ground floor flat within this attractive converted college. Offered for sale with NO ONWARD CHAIN, other highlights include; views over The Level, SPACIOUS lounge/dining room, MODERN fitted kitchen & bathroom, communal garden & on site concierge. Viewings are highly recommended. Energy Rating: C74 Exclusive to Maslen Estate Agents.

Communal front door with feature entryphone leading to:

Communal Hallway

Impressive hallways & access to concierge office, personal front door leading to:

Entrance Hall

Central heating radiator, solid oak wooden flooring, wall mounted door entryphone receiver, ceiling spotlights, built in cupboard with hanging rail & shelf, door to:

Lounge/Dining Room

2 x central heating radiators, continuation of solid oak wooden flooring, ceiling spotlights, 3 x sash windows with secondary glazing to front over looking The Level, large opening to:

Kitchen

Modern fitted kitchen comprising a range of wall, base & drawer units with laminated work surfaces over, inset stainless steel 1 & a half bowl sink unit with mixer tap, inset 4 burner 'Zanussi' electric hob with cooker hood over, fitted electric oven & microwave, integrated fridge/freezer, central heating radiator, continuation of solid oak wooden flooring, cupboard housing 'Worcester' gas boiler, sash window with secondary glazing to front overlooking The Level.

Bathroom

Comprising tile panelled bath with mixer tap & thermostatically controlled shower unit over, wall mounted wash hand basin with mixer tap, low level push button WC with concealed cistern, fully tiled walls & floor, heated towel rail.

Bedroom

Central heating radiator, range of built in wardrobes with hanging rail & shelves, windows with secondary glazing to front overlooking The Level, ceiling spotlights.

Communal Gardens

Attractive communal gardens to rear.

Concierge

There is an on site concierge service.

Total approx floor area:

55.8 sq.m. (600.4 sq.ft.)

Council Tax Band: D

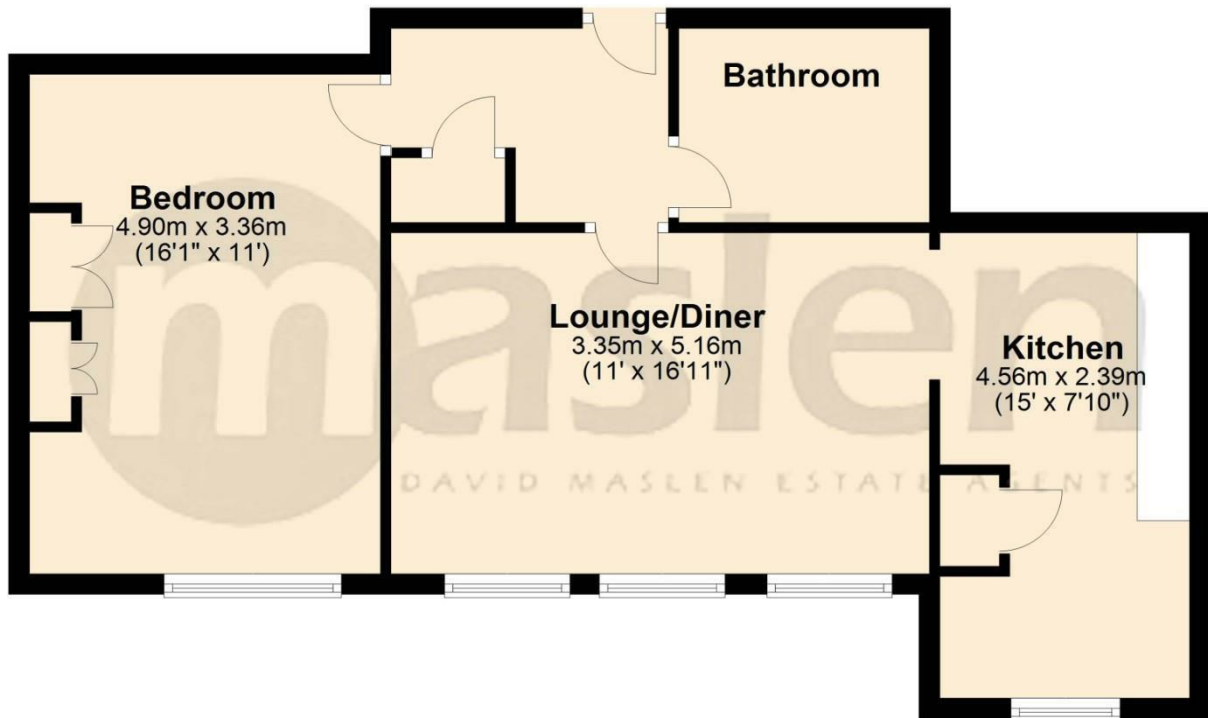
Parking Zone: Y

V1



Floor Plan

Approx. 55.8 sq. metres (600.4 sq. feet)



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

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