

54 Upper Lewes Road, Brighton, BN2 3FH

Guide price £200,000 Leasehold

CHAIN FREE 2 bedroom top floor flat within this attractive period conversion. Situated in this POPULAR & CONVENIENT location, other highlights include; SPACIOUS lounge, fitted kitchen & bathroom & great views over Brighton. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.

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Communal front door to:

Communal Hallway
Stairs rising to top floor, personal front door to:

Hallway
Radiator, built in storage cupboard with plumbing for washing machine, wall mounted entry phone, doors to all rooms.

Kitchen
Range of wall & base units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, space for appliances, wall mounted ‘Ariston’ boiler, part tiled walls, wood effect flooring, window to rear.

Bathroom
WC with push button flush, pedestal wash hand basin with hot & cold taps, panelled bath with mixer tap, wall mounted shower over, ladder style heated towel rail, part tiled walls, tiled floor, window to rear with frosted glass.

Lounge
Window to front with views over Brighton, radiator.

Bedroom
Window to front with views over Brighton, 2 x radiators, range of built in cupboards.

Bedroom
Window to rear, radiator.

Total approx floor area
54.7 sq.m. (589.3 sq.ft.)

Parking zone J

Council tax band A

V1

What The Owner Says:

"I have had almost 20 years in this home in the sky that I have loved. In the Winters there have been great views of fireworks going off all over the city, and in the Summers windows open front and back have brought refreshing cool breezes. It’s just a short walk to the centre of town and Brighton Station, meaning it's been great to have everything close by for impromptu nights out near and far. Plus, being at the top of the building has meant every room has felt light and airy. It’s been especially welcome having a nice big bath!"











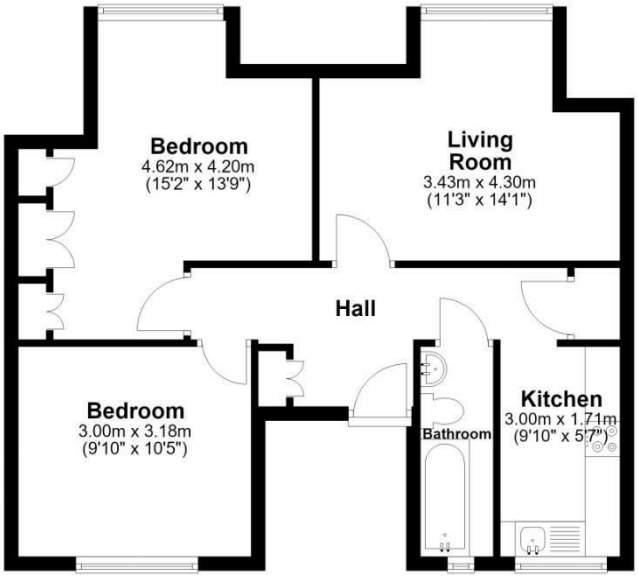








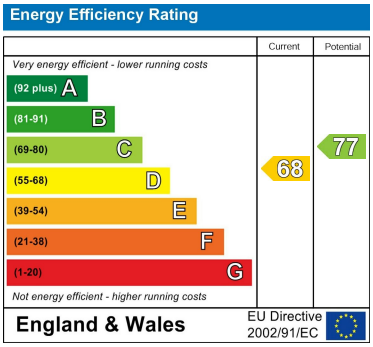
Top Floor

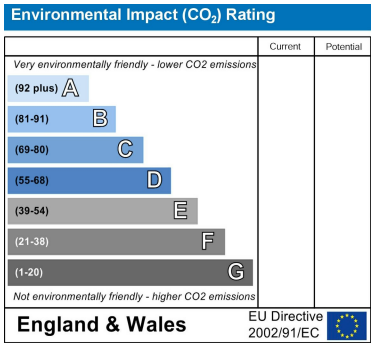


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

Upper Lewes Road





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

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