



22A Old College House, Brighton, BN2 9SY

Guide price £250,000 Leasehold

Stylish 1 bedroom flat positioned on the lower ground floor of this charming Grade II listed former college building, beautifully combining period character with contemporary living. The property features a superb, fitted kitchen that is open plan to the lounge, a stylish modern bathroom finished to a high standard and access to the fully private/enclosed patio from the main living area. Steps away from your front door, a staircase leads to communal gardens. Exclusively available through Maslen Estate Agents, this exceptional home is highly recommended for viewing. Energy Rating: C70



Communal front door to:

Communal Hallway

Stairs down to lower ground floor, personal front door to:

Entrance Hall

Entry phone, coat hooks, shelving, storage cupboard, LVT
parquet-style flooring, doors to:

Shower Room

Decorated in a professionally curated palette of COAT and Little
Greene shades. Modern shower room comprising shower cubicle
with rainfall shower head and handheld shower hose, floating 2-
drawer vanity unit with mixer tap and washbasin, wall storage unit
with integrated anti-steam mirror, cordless phone charger and
power socket, floating dual-flush WC with tiled recess with
underlighting and and storage cupboard above, heated towel rail,
part tiled walls, porcelain Claybrook Studio floor tiles, recessed
spotlights, extractor fan.

Bedroom

Double glazed windows to rear, bespoke fitted wardrobe, shelves,
radiator, custom-made blinds.

Open Plan Kitchen/Lounge

Kitchen Area

Also decorated in a professionally curated palette of COAT and
Little Greene shades. Custom-built Schmidt kitchen comprising
wall and base units with with flat-edged marble effect worktops.
Franke ceramic inset sink with mixer tap and drainer. Integrated
bin store, recessed spotlights, concealed extractor, Claybrook
Studio tiles, LVT parquet-effect flooring. Integrated AEG
appliances negotiable as part of the sale: oven with 4-ring
induction hob, fridge-freezer, dishwasher, washing machine.

Lounge Area

Double glazed windows to rear with access out onto the fully
private/enclosed patio, storage cupboard housing combi boiler,
LVT parquet-style flooring, radiator, custom-made blinds.

Patio

Accessed from the main living area, decked seating area with
space for table and chairs.

Communal Gardens

Mainly laid to lawn with shingle pathways.

Total approx floor area

36.0 sq.m. (387.6 sq.ft.)

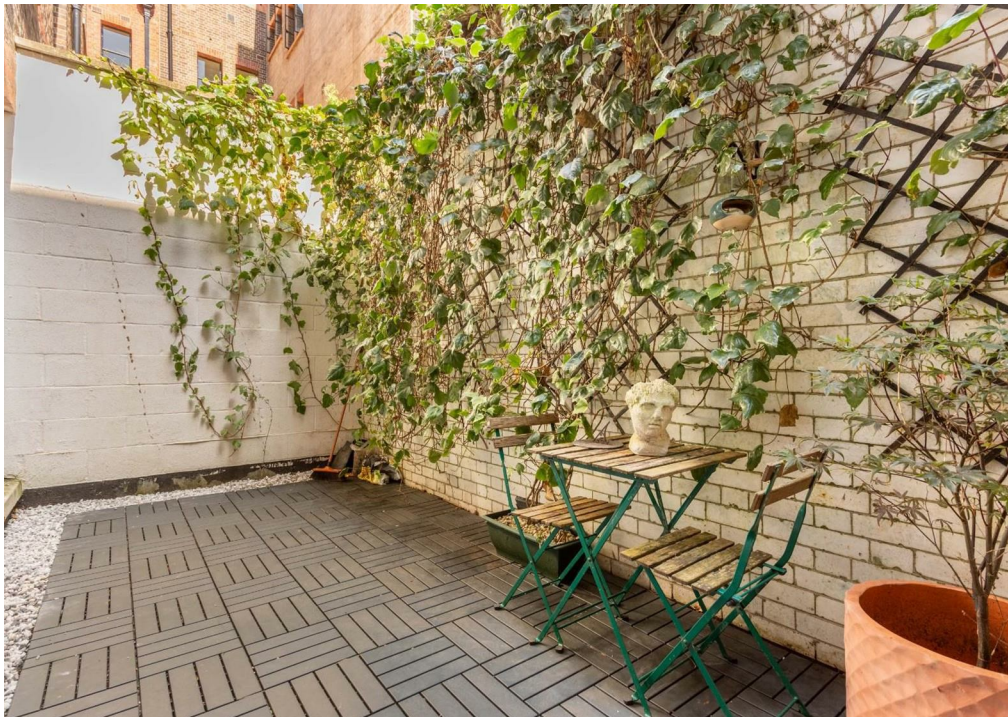
Parking zone Y

Council tax band A

V4

What the owner says:

*"It's been a privilege to live in such a beautiful, historic
building, slap bang in the middle of Brighton. To me, it's
'Hogwarts.' Despite the location, the flat is remarkably quiet
and peaceful, tucked away at the back, beside the gardens.
Guests love my bespoke emerald green kitchen and the
Miami green and pink bathroom, the huge, tall windows that
let in so much light and the 'secret' leafy patio. An interior
designer helped me choose a palette to evoke Brighton's
inimitable seaside spirit. We made the most of the high
ceilings by adding a lot of really useful storage, including the
lovely bookshelves in the hallway.
I love it and I will miss it a lot!"*





Lower Ground Floor



Total area: approx. 36.0 sq. metres (387.6 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.

Old College House

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	

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	

IMPORTANT

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

IMPORTANT

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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

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