

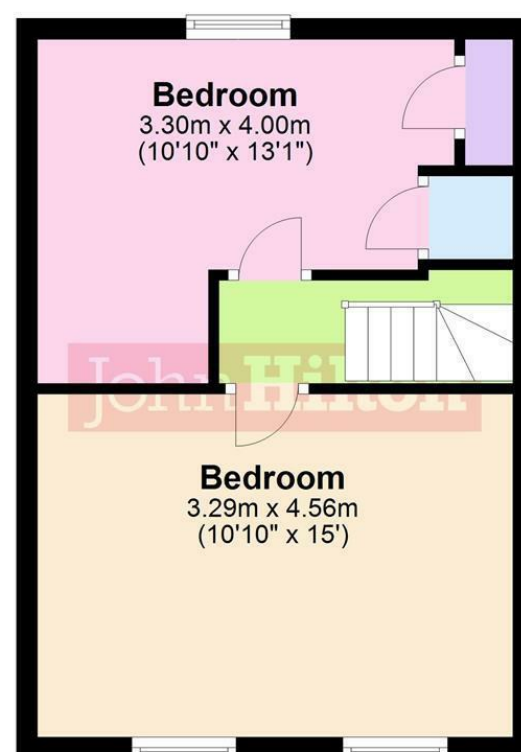
First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



Total area: approx. 65.9 sq. metres (708.8 sq. feet)

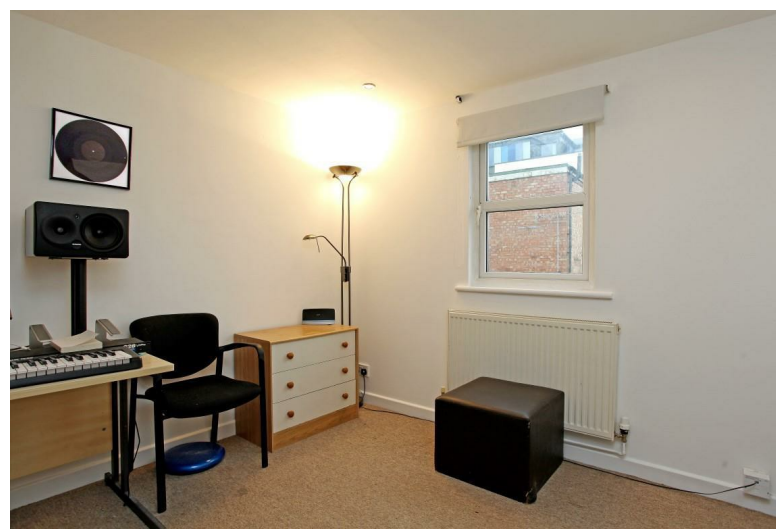


Total Area Approx 708.80 sq ft

6 Marshalls Row, Brighton, BN1 4JU

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Offers In Excess Of £280,000
Leasehold



6 Marshalls Row Brighton BN1 4JU

NO ONWARD CHAIN. A surprisingly spacious, two double-bedroom and predominantly South-facing maisonette which enjoys a wonderfully convenient yet tucked away position within this gated Mews-style development on the outer edge of the increasingly fashionable Open Market - which is nestled between Ditchling and London roads. The property is arranged over two floors and offers a spacious, well-equipped kitchen with window, a well-fitted bathroom with tub and openable window alongside a generous full-width living/dining room with French door opening to a Juliet balcony, and two double bedrooms. Super central location within a short stroll of Brighton Station and well served for local shops, coffee shops and eateries. An ideal bolt-hole tucked away from the hustle and bustle of city centre living, this would make an ideal first time buy or buy-to-let with Airbnb possibilities. Currently let at £1,600pcm.



Approach

Secure communal gate with telephone entry system.

Entrance Hall

Wall-mounted entry phone, radiator, stairs ascending to first-floor landing, and door into:

Bathroom

Double-glazed skylight to front. Three-piece white bathroom suite comprising panel-enclosed bath with thermostat shower over and aqua board surround, pedestal wash hand basin and WC. Wall-mounted bathroom cabinet, extractor fan, inset downlights and vinyl flooring.

Kitchen

4.14m x 1.92m (13'6" x 6'3")
Twin double-glazed windows to front. Fitted kitchen with matching wall and base units, work surface with part-tiled splashback extends to include a one-and-a-half bowl stainless steel sink with drainer and mixer tap and four-ring gas hob with oven under and extractor fan over. Space and plumbing for washing machine, dishwasher and tall standing fridge-freezer, inset downlights and vinyl flooring.

Living/Dining Room

4.31m x 4.56m (14'1" x 14'11")
Double-glazed French door opening to Juliet balcony with windows to either side, high-level cupboards to either side, inset downlights, under stairs storage cupboard and radiator.

First Floor Landing

Doors to both bedrooms.

Bedroom

3.29m x 4.56m (10'9" x 14'11")
Twin double-glazed windows to rear, radiator and inset downlights.

Bedroom

3.30m x 4.00m (10'9" x 13'1")
Double-glazed window to front with radiator under, high-level floating shelving and two built-in storage cupboards housing boiler.



- NO ONWARD CHAIN
- Central Location
- Currently Let at £1,600pcm
- An Array of Immediate Amenities
- Private Entrance
- Generous Living/Dining Room
- Juliet-Style Balcony
- Bathroom with Tub & Window
- Two Double Bedrooms
- Handy for Brighton Station

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(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	

Council Tax Band: **B**