



9a Lucerne Road
Brighton, East Sussex BN1 6GH
Asking Price £315,000



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An attractive 1 bedroom ground floor converted flat with its own private rear patio forming part of this 2 storey bay fronted Victorian property, situated in the 'Golden Triangle' this highly favoured residential area forming part of the Preston Park Conservation Area. The flat benefits from having its own separate street entrance with accommodation comprising: entrance hall, bright south facing lounge/dining room with period fireplace, modern kitchen with built in oven and hob, double bedroom with built in wardrobes, modern bathroom with white suite and a private 'L' shaped rear patio garden. The flat further benefits from gas central heating. * * VIEWING HIGHLY RECOMMENDED * *

Location

This ground floor patio flat is situated in the sought after 'Golden Triangle' forming part of the Preston Park Conservation Area and within a few minutes walk of Blakers Park and Preston Park with their recreational facilities. Local shopping facilities are available close to hand and the vibrant Fiveways with its range of local independent shops, cafes and bars is within a short stroll. Preston Park, London Road and Brighton mainline stations are easily accessible providing a commuter service to Gatwick and London. There is easy access out of the city onto the main London Road/A23 and the A27, local bus services are also close to hand in Ditchling Road and Beaconsfield Villas providing easy access to Brighton city centre and seafront.

Ground Floor

Own Street Entrance

Own separate street entrance.

Entrance Hall

Approached via a part glazed front door. Large understairs storage cupboard. Radiator.

Lounge/Dining Room 16'6" x 12'10" into bay

A spacious lounge/dining room enjoying a bright south facing aspect. Victorian cast iron fireplace with limestone surround, granite hearth and with fitted coal effect gas fire. x2 Built low level

storage cupboards with shelving above. Modern vertical radiator. Original ceiling covings. Large sash bay window to front enjoying a bright south facing aspect.

Double Bedroom 10'10" x 9'6"

x2 Built in wardrobe cupboards providing hanging and storage space. Radiator. Double glazed window to rear.

Modern Kitchen 12'0" x 9'1"

Fitted with a range of modern shaker style units comprising stainless steel single drainer sink unit with mixer tap inset in working surfaces with cupboards and drawer units below. Space and plumbing for washing machine. Space for fridge/freezer. Further working surfaces with fitted gas hob with electric oven below. Breakfast bar unit. Tiled splashbacks. Fitted extractor hood. Recess with shelving. Modern vertical radiator. Wall mounted gas central heating boiler. Double glazed window to side and rear. Glazed door leading to the rear patio garden.

Modern Bathroom

Fully tiled walls with modern contemporary style suite comprising panelled bath with mixer taps and shower attachment. Fitted glass shower screen. Wash hand basin with mono tap and with cupboard below. Low level wc. Tiled floor. Modern vertical radiator. Double glazed window to side.

Outside

Private Rear Patio Garden

Attractive 'L' shaped paved patio with mature flower and shrub borders.

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 117 years remaining.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us on 01273 555333 or email: sales@davidandco.biz

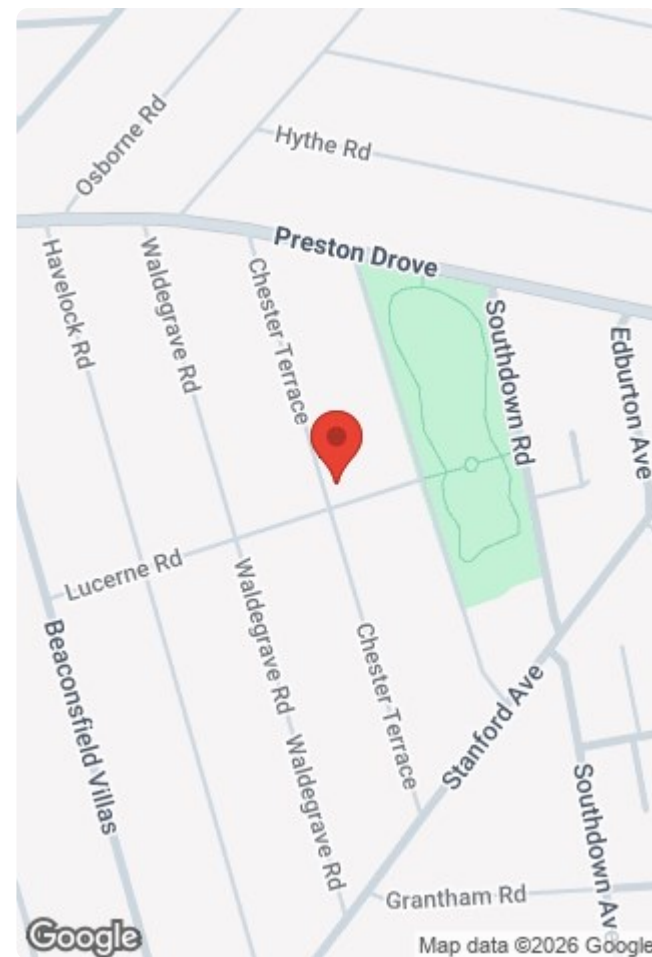
VIEWING: Strictly by appointment only through David & Co 132a Preston Drive, Brighton, East Sussex, BN1 6FJ. Tel: 01273 555333.





Total Area: 50.0 m² ... 538 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
56		72			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

