



## 110c Lewes Road, Brighton, BN2 3QB

£240,000 Leasehold

A WELL PRESENTED 2 DOUBLE BEDROOM top floor flat, ideally located in a POPULAR area close to a range of independent shops, cafés & local amenities. The property offers a SPACIOUS bay-fronted lounge/dining room, a MODERN fitted kitchen & a contemporary shower room, all finished to a high standard. Both bedrooms are generous doubles, making this an ideal home for first-time buyers, professionals or investors. Further benefits include a long lease with approximately 246 years remaining & a service charge of £160.02 per month. Available CHAIN FREE! Energy Rating: C78 Exclusive to Maslen Estate Agents. Viewings are highly recommended.

Communal front door to:

### **Communal Hallway**

Stairs up to top floor, personal storage cupboard, personal front door to:

### **Hallway**

Wall mounted entryphone, wall mounted thermostat, doors to all rooms, recessed spotlights.

### **Lounge/Dining Room**

Bay window to front, Velux window to front, radiator.

### **Kitchen**

Range of wall, base & drawer units with square edged work surfaces over, inset sink with mixer tap & drainer, inset 'AEG' induction hob, integrated oven under, extractor over, integrated 'NEFF' microwave, space for dishwasher, space for fridge/freezer, wood effect flooring, radiator.

### **Bedroom**

Velux window, radiator.

### **Inner Hallway**

2 x windows, radiator, built in storage cupboard.

### **Bedroom**

Window to side, Velux window, radiator.

### **Shower Room**

Low level close coupled WC with push button flush, wash hand basin with mixer tap & vanity storage below, shower cubicle with rainfall style shower head above, space & plumbing for washing machine with built in hanging space, heated towel rail, part tiled walls, laminate flooring, Velux window.

### **Total approx floor area**

64.8 sq.m. (697.8 sq.ft.)

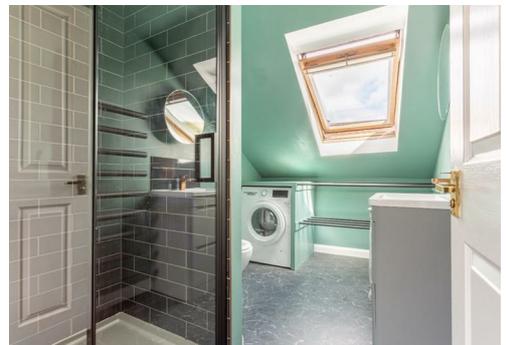
### **Parking zone V**

### **Council tax band A**

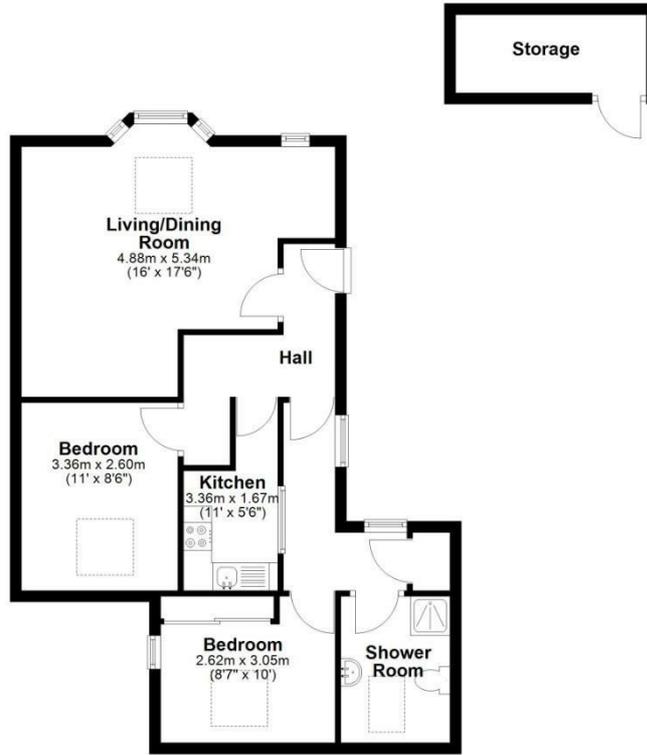
V1

*What the owner says:*

*"I've loved living here – the location's spot on. You're close to the Lanes with loads of great shops and cafes. The neighbors are friendly too, which makes a big difference. The flat has lots of space, and all the rooms are a decent size with no weird layouts. The hallway storage is a game changer – it makes staying on top of stuff so much easier. It's been a lovely place to call home."*



Third Floor



Total area: approx. 64.8 sq. metres (697.8 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.

Lewes Road

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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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**

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.

COVERING THE CITY

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