



FFF, 105 Brading Road

Brighton BN2 3PE

Asking Price Of £230,000

- SOUTH/WEST FACING ROOF TERRACE
- LIVING ROOM
- KITCHEN
- BEDROOM
- SHOWER ROOM
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- CONVENIENT LOCATION

Occupying the first floor of this attractive property, this well-proportioned one bedroom apartment is ideally positioned in a convenient and sought after location. The accommodation comprises a comfortable living room, separate kitchen and a good-size double bedroom, providing a practical and appealing layout.

A particular highlight of the property is the delightful south west facing roof terrace, offering an excellent degree of outdoor space together with far-reaching views. Its favourable orientation makes it an ideal setting for enjoying the afternoon and evening sunshine and adds considerably to the overall appeal of the apartment.

Further benefits include a share in the freehold, with maintenance undertaken on an ad hoc basis, providing a straightforward and flexible approach to the upkeep of the building. Offered for sale with no onward chain, the apartment represents an excellent opportunity for first time buyers, investors or those seeking a well located home with the increasingly sought after advantage of private outside space.

LANDING Two fitted cupboards, heater.

KITCHEN Incorporating sink with drainer, laminate worksurface with cupboards and drawers under, ceramic hob with extractor over, oven, space for fridge/freezer and plumbing for washing machine, UPVC double glazed sash window, tiled splashback.

LIVING ROOM Sash UPVC window, two heaters.

BEDROOM UPVC double glazed window, heater.

SHOWER ROOM Comprising walk in shower with tiled surround, pedestal wash hand basin, low level w.c.

OUTSIDE

SOUTH/WEST FACING ROOF TERRACE

OUTGOINGS

Share of Freehold

Maintenance is on an adhoc basis.

Council Tax Band A (taken from the government website, www.brighton-hove.gov.uk/council-tax).
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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