



115 Bonchurch Road, Brighton, BN2 3PJ

£250,000 Share of Freehold

Beautifully presented one double bedroom garden flat in a highly SOUGHT-AFTER LOCATION off Elm Grove. This flat benefits from; a MODERN fitted kitchen and a lovely WESTERLY-FACING REAR GARDEN perfect for relaxing or entertaining. An ideal first-time purchase, the property offers comfortable and stylish living in a POPULAR residential location. Viewings are highly recommended. Energy Rating: D68  
Exclusive to Maslen Estate Agents.

Communal front door to:

**Communal Hallway**

Personal front door to:

**Hallway**

Wood effect flooring, under stairs storage cupboards, radiator, doors to all rooms.

**Lounge**

2 x windows to front, radiator, wood effect flooring, ceiling rose, coving.

**Bedroom**

Window to rear, range of built in wardrobes, radiator.

**Bathroom**

WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, wall mounted shower unit over, glass shower screen, ladder style heated towel rail, tiled walls, tiled floor, recessed spotlights, window to side with frosted glass.

**Kitchen**

Range of base & drawer units with roll edged work surfaces over, inset stainless steel sink with mixer tap, space for oven, fridge/freezer, tumble dryer & washing machine, radiator, part tiled walls, wall mounted 'Vaillant' boiler, windows to side & rear, door to side.

**Outside**

**Garden**

Laid to decking & shingle, enclosed by brick walling & timber fencing.

**Total approx floor area**

45.7 sq.m. (492.0 sq.ft.)

**Parking zone S**

**Council tax band A**

**V1**

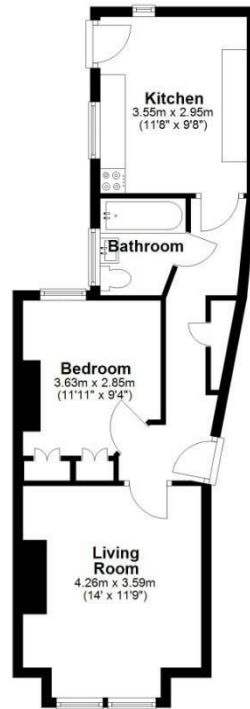
*What the owner says:*

*"Our flat has been the most wonderful first home for us, perfectly positioned just a short walk from the seafront and the town centre, making everything we need easily accessible while still feeling peaceful and tucked away. We've especially loved the friendly, community neighbourhood atmosphere – it truly feels welcoming and supportive. The flat itself has so much character and a warm, homely feel that made it easy to settle in from day one. It's beautifully bright and airy throughout the day, particularly in the summer months when we can leave the back door open and let the fresh air flow through. The garden has been a real highlight too – a lovely spot to relax and unwind on sunny days. We've cherished every second of living here and it has been the perfect place to start our journey as homeowners."*





## Ground Floor



Total area: approx. 45.7 sq. metres (492.0 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.

## Bonchurch 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 |                         |           |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | 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.

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