

19 Coombe Road, Brighton, BN2 4EB

£170,000 Leasehold

A well presented 1 bedroom first floor flat situated in this POPULAR location. The property has been recently redecorated throughout and benefits from a SPACIOUS OPEN PLAN kitchen and lounge, a MODERN bathroom with a white suite, and the added advantage of being offered to the market CHAIN FREE, making it an ideal purchase for first-time buyers or investors alike. Viewings are highly recommended. Energy Rating: C75 Exclusive to Maslen Estate Agents

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Stairway to communal front door:

Communal Hallway
Personal front door to:

Hallway
Cupboard housing water cylinder, doors to:

Bedroom
Sash window to rear with secondary glazing, built in wardrobes, storage heater, wall mounted fuse box.

Bathroom
White suite comprising panelled bath with mixer taps and electric shower over, low level WC with dual flush, pedestal wash hand basin with mixer tap, chrome heated towel rail, tiled flooring, part tiled walls.

Open Plan Kitchen/Lounge

Kitchen Area
Range of wall and base units with roll edged work surfaces over, inset one and a half bowl sink unit with mixer tap and drainer, space for cooker and hob, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, vinyl flooring.

Lounge Area
Sash windows to front with secondary glazing, storage heater, breakfast bar.

Total approx floor area
37.7 sq.m. (405.4 sq.ft.)

Parking zone U

Council tax band B

V1

What the owner says:

"I looked at plenty of 1 bed flats before buying this one and the size of the living space really stood out in comparison to other similar sized flats. In the last 10 years living I've found this space is great for entertaining! The windows are big and bright and you can prepare food whilst chatting over the breakfast bar with a glass of wine or cup of coffee. The flat has good storage, access to a huge loft and quick access to local amenities, a vibrant community and easy walking distance into town."











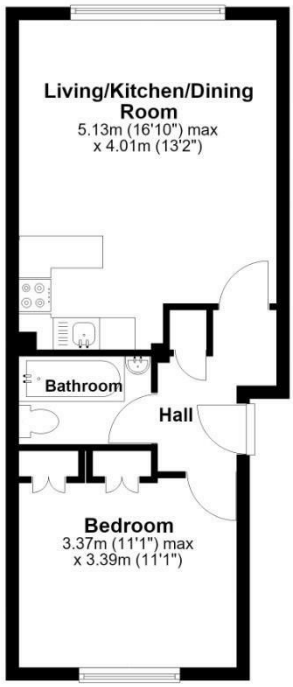








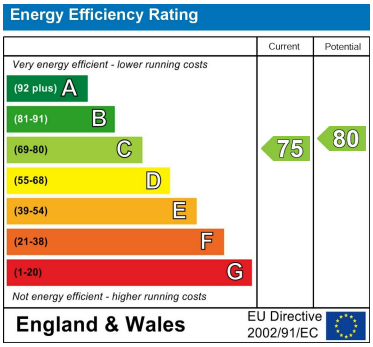
First Floor

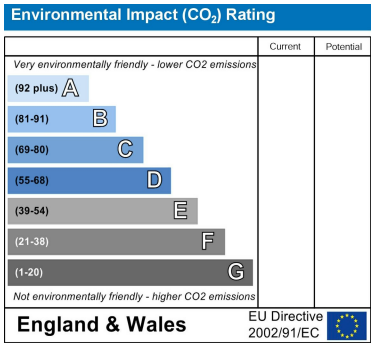


Total area: approx. 37.7 sq. metres (405.4 sq. feet)

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.

Coombe Road





IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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