



**Matlock Road, Brighton, BN1 5BF**

**welcome to**

## **Matlock Road, Brighton**

Fantastic two double bedroom GROUND FLOOR garden flat that is in a popular residential location close to Preston Park Station and local shops. A large private rear garden and open plan living room kitchen, sold with NO ONWARD CHAIN

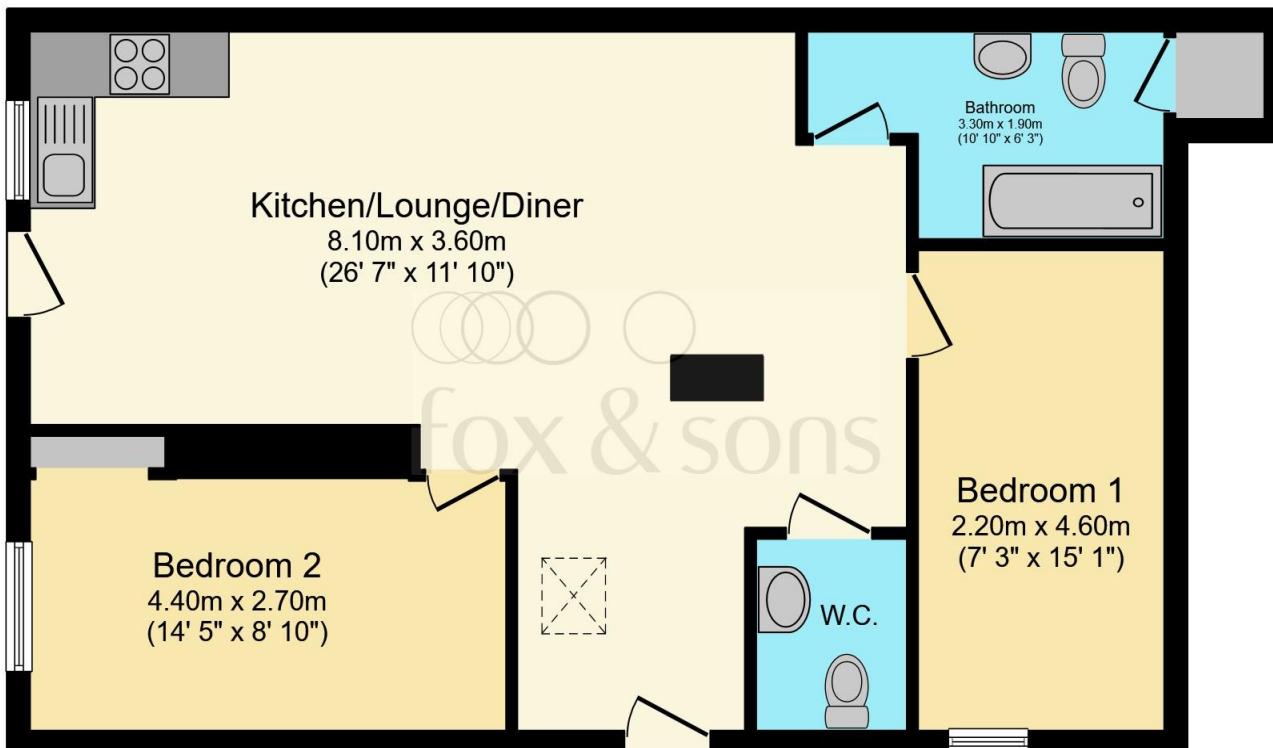


## GUIDE PRICE £300,000-£325,000

This large two bedroom ground floor flat with its own garden is in great condition with plenty of opportunity to make it your own.

Upon entering the property you are met with a large living space with wooden flooring throughout. Adjoining the living room area is the kitchen which is in good condition with a good range of cupboards along with integrated appliances and also space for a dining table. The open plan area is perfect for entertaining family and friends. Off of the living room are two well-proportioned double bedrooms, a family bathroom and separate WC.

Leading outside to the garden, you have a flint wall divide from next door and the rest is boarded by a timber fence. Decking runs from the front to the back and is in good order. This garden is a sun trap for all the morning sunshine worshipers.



Total floor area 67.8 sq.m. (730 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

# welcome to Matlock Road, Brighton

- GROUND FLOOR FLAT
- LARGE REAR GARDEN
- PRIVATE STREET ENTRANCE
- NO ONWARD CHAIN
- 0.2 MILES FROM PRESTON PARK STATION
- BATHROOM & SEPARATE CLOAKROOM
- 23'0 LOUNGE/KITCHEN

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1260.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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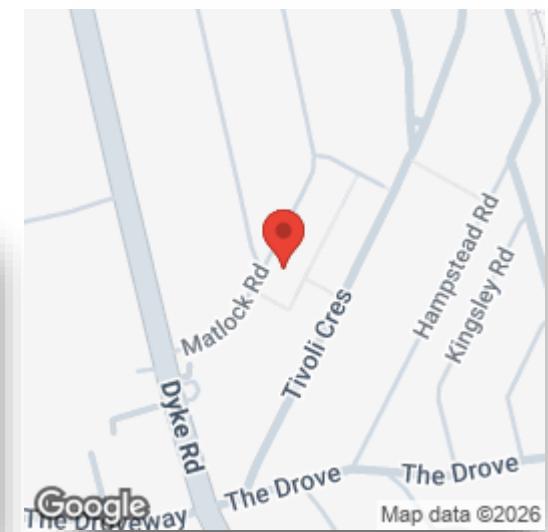
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Property Ref:

PRP106812 - 0008



Please note the marker reflects the postcode not the actual property



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