

Flat 2, 12-14 Wellington Road Brighton BN2 3AA

Offers In Excess Of £250,000

- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- SECOND SHOWER ROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- NO ONWARD CHAIN
- CONVENIENT LOCATION
- PRESENTED IN EXCELLENT ORDER
- 125 YEAR LEASE FROM 2025

Whitlock and Heaps are pleased to bring to market this recently refurbished two-bedroom apartment with the benefit of two shower rooms. The property is presented in excellent order throughout with a delightful open plan kitchen/living room. Situated in this convenient location within a short walk of local amenities. The property benefits from a 125-year lease from 2025 and is being sold with no onward chain.

Council Tax Band B (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.

ENTRANCE HALL Radiator, UPVC double glazed sash window.

KITCHEN/LIVING ROOM Newly fitted and incorporating stainless steel sink with mixer tap, adjacent worksurface with cupboards under, matching eye level wall cupboards, inset four ring ceramic hob with concealed extractor over, electric oven, integrated fridge/freezer, washing machine and dishwasher, radiator, two sash UPVC double glazed windows.

BEDROOM 1 Fitted cupboard housing 'Worcester' gas fired boiler, radiator, UPVC double glazed sash window.

BEDROOM 2 Two UPVC double glazed sash windows, radiator, cupboard.

ENSUITE SHOWER ROOM Newly fitted comprising walk in shower, pedestal wash hand basin, low level w.c, heated ladder style towel rail, UPVC double glazed sash window.

SHOWER ROOM Newly fitted comprising walk in shower, pedestal wash hand basin, low level w.c, heated ladder style towel rail, UPVC double glazed sash window.

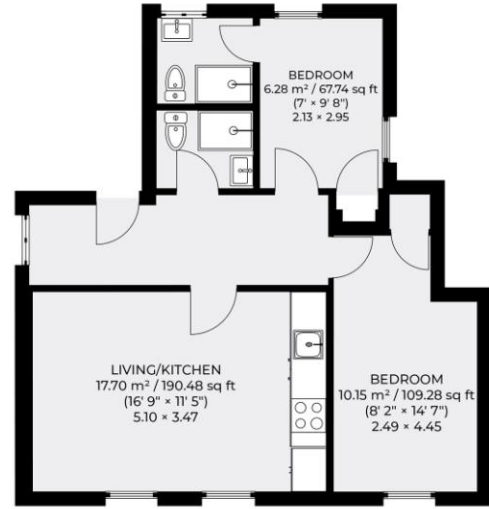
OUTSIDE COMMUNAL GARDEN

OUTGOINGS LEASE 125 years from 2025.

MAINTENANCE £1,400 per annum

GROUND RENT £100 per annum

Flat 2, 12-14 Wellington Road, Hove, BN2 3AA
APPROXIMATE GROSS INTERNAL AREA: 46.99 sq m / 505.96 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. Measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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