4 Buller Road, Brighton, BN2 4BJ

£275,000 Share of Freehold

A SPACIOUS, newly decorated & well-presented 2 bedroom first floor flat, ideally situated on a SOUGHT ATFER residential street within a welcoming, close-knit community. Conveniently located close to local shops, cafés, amenities, highly regarded schools & university, regular bus services to central Brighton & excellent commuter links to the A27. Offering BRIGHT & flexible accommodation, this impressive home features a generous OPEN PLAN kitchen & living area, perfect for both everyday living & entertaining. There are two good sized double bedrooms, along with a substantial PRIVATE GARDEN, ideal for relaxing & socialising. This superb property combines an excellent location with spacious accommodation, making it an ideal purchase for first-time buyers, investors, commuters & families. Available with a SHARE OF THE FREEHOLD & CHAIN FREE. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.

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Front Courtyard To

Front door to:

Hallway
Stairs rising to first floor with newly fitted carpet, hatch to loft space, wall mounted heating thermostat, doors to all rooms.

Bedroom
Double glazed window to front, radiator, built in wardrobe, newly fitted carpet.

Bedroom
Double glazed window to rear overlooking rear garden, radiator, newly fitted carpet.

Bathroom
Fully tiled bathroom comprising WC, pedestal wash hand basin, panelled bath, wall mounted 'Triton' electric shower, radiator, built in storage cupboard, double glazed window to rear with frosted glass.

Open Plan Kitchen/Lounge/Dining Room

Kitchen/Dining Area
Fitted with a range of wall & base units with roll edged work surfaces over, inset stainless steel 1.5 bowl sink unit with mixer tap & drainer, inset 4 ring hob with extractor over, integrated oven, space for further appliances, space for table & chairs, part tiled walls, radiator, double glazed window to rear, door to lobby, archway to:

Lounge Area
Double glazed window to front, radiator, fireplace, built in cupboard housing wall mounted gas fired 'Worcester' boiler.

Lobby
Double glazed window to rear, door to rear garden & balcony.

Outside

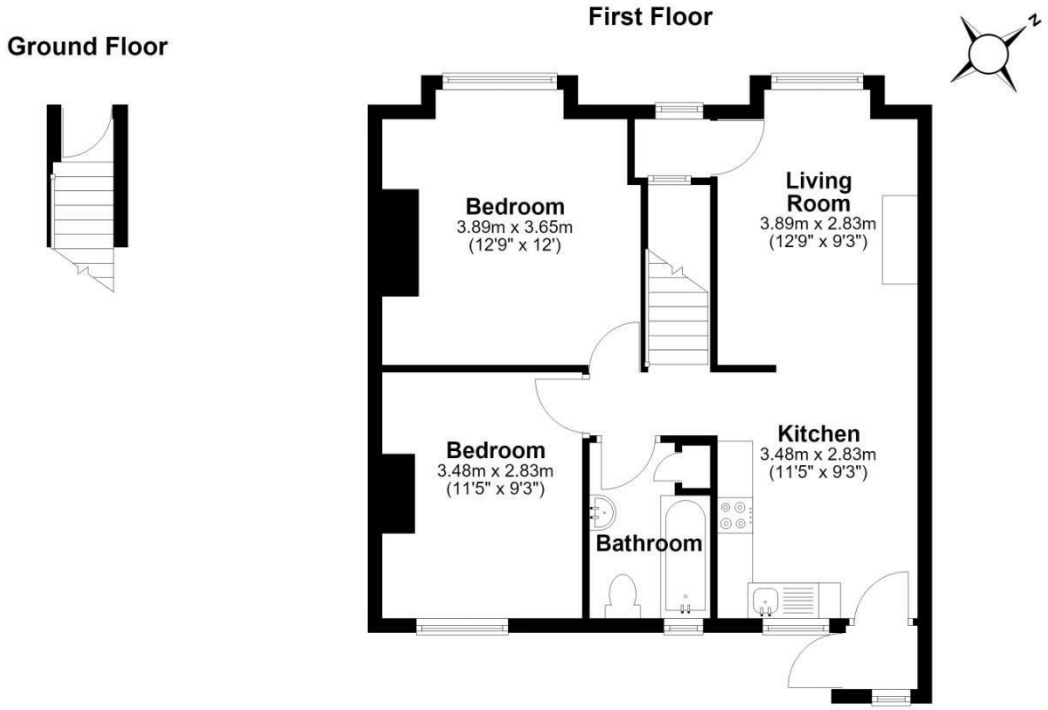
Garden
Steps down to garden, paved patio garden with gate to rear providing rear access, enclosed by brick walling.

Total approx floor area
56.9 sq.m. (612.6 sq.ft.)

Parking zone U

Council tax band B

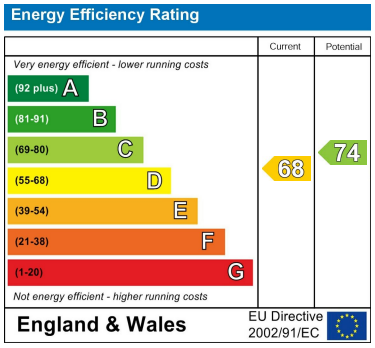
V3

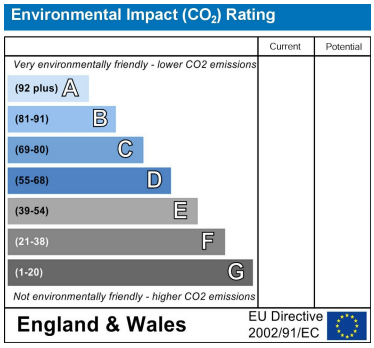


Total area: approx. 56.9 sq. metres (612.6 sq. feet)

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.

Buller Road





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 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.

COVERING THE CITY

SALES
39 Lewes Road,
Brigton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS
First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk

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