



66 Bonchurch Road, Brighton, BN2 3PH

£205,000 Leasehold

A WELL-ARRANGED 1 DOUBLE BEDROOM raised ground floor flat located just off Elm Grove, close to Hanover and Lewes Road and its independent shops and cafes. The flat has a lovely living room with a west-facing bay window to the front, modern bathroom, access to a COMMUNAL GARDEN and a PARKING space in a secure underground car park. Exclusive to Maslen Estate Agents. Energy Rating: D58

Communal front door to:

Communal Hallway

Personal front door to:

Entrance Hall

Wall mounted entry phone, cupboard housing hot water cylinder, doors to:

Lounge

Double glazed bay window to front, wall mounted electric heater, laminate flooring.

Kitchen

Range of wall and base units with roll edged work surfaces over, inset stainless steel sink unit and drainer, integrated oven with 4 ring electric hob over extractor above, space and plumbing for washing machine, space for fridge, part tiled walls, laminate flooring, double glazed window to rear.

Bathroom

White suite comprising panelled bath with mains plumbed shower over, pedestal wash hand basin with mixer tap, low level WC with dual flush, double glazed window to side with privacy glass, tiled floor, tiled walls.

Bedroom

Double glazed window to rear, wardrobes, wall mounted electric heater, laminate flooring.

Outside

Communal Garden

Steps to lawned area - dryer for clothes.

Parking

Parking space 66

Total approx floor area

36.1 sq.m. (388.6 sq.ft.)

Parking zone S

Council tax band B

V1

What the owner says:

"This was such a good first home of my own for me. The neighbours are lovely, communal areas are always tidy, I felt safe. There is lovely light in the living room and garden space is a nice addition. Garage is an absolute revelation in Brighton!"



Ground Floor

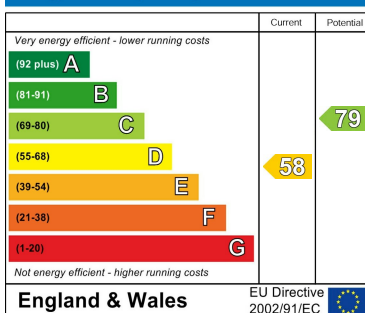


Total area: approx. 36.1 sq. metres (388.6 sq. feet)

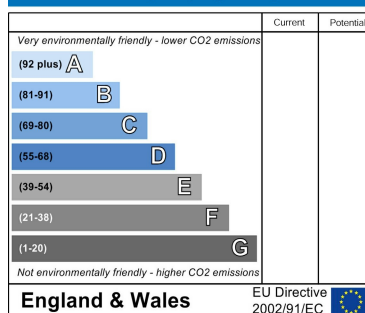
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Bonchurch Road

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

COVERING THE CITY

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