



Flat A, 11 College Terrace

Brighton, BN2 0EE

Offers In The Region Of £275,000



Flat A, 11 College Terrace



- Newly Refurbished Garden Flat
- Open Plan Lounge / Kitchen
- Newly Fitted Shower Room / W.C.
- New 999 Year Lease
- No Chain
- Double Bedroom
- Newly Fitted Kitchen with Integrated Appliances
- Gas Central Heating
- Share of Freehold to Follow at Later Date
- EPC Rating D Council Tax Band B

This beautifully presented ground-floor flat is entered via a welcoming entrance vestibule, which benefits from a useful storage cupboard and meter cupboard. A double-glazed front door opens into the entrance hall, leading to a generously proportioned bay-fronted double bedroom positioned at the front of the property. The bedroom enjoys an abundance of natural light through three elegant sash windows.

To the rear of the flat is a bright and spacious open-plan living area incorporating a newly fitted kitchen. The kitchen is finished with quality quartz work surfaces and offers an extensive range of wall and base units, complemented by integrated appliances including a dishwasher, fridge, freezer, induction hob, electric oven, and extractor hood. A Worcester boiler is neatly housed within the room.

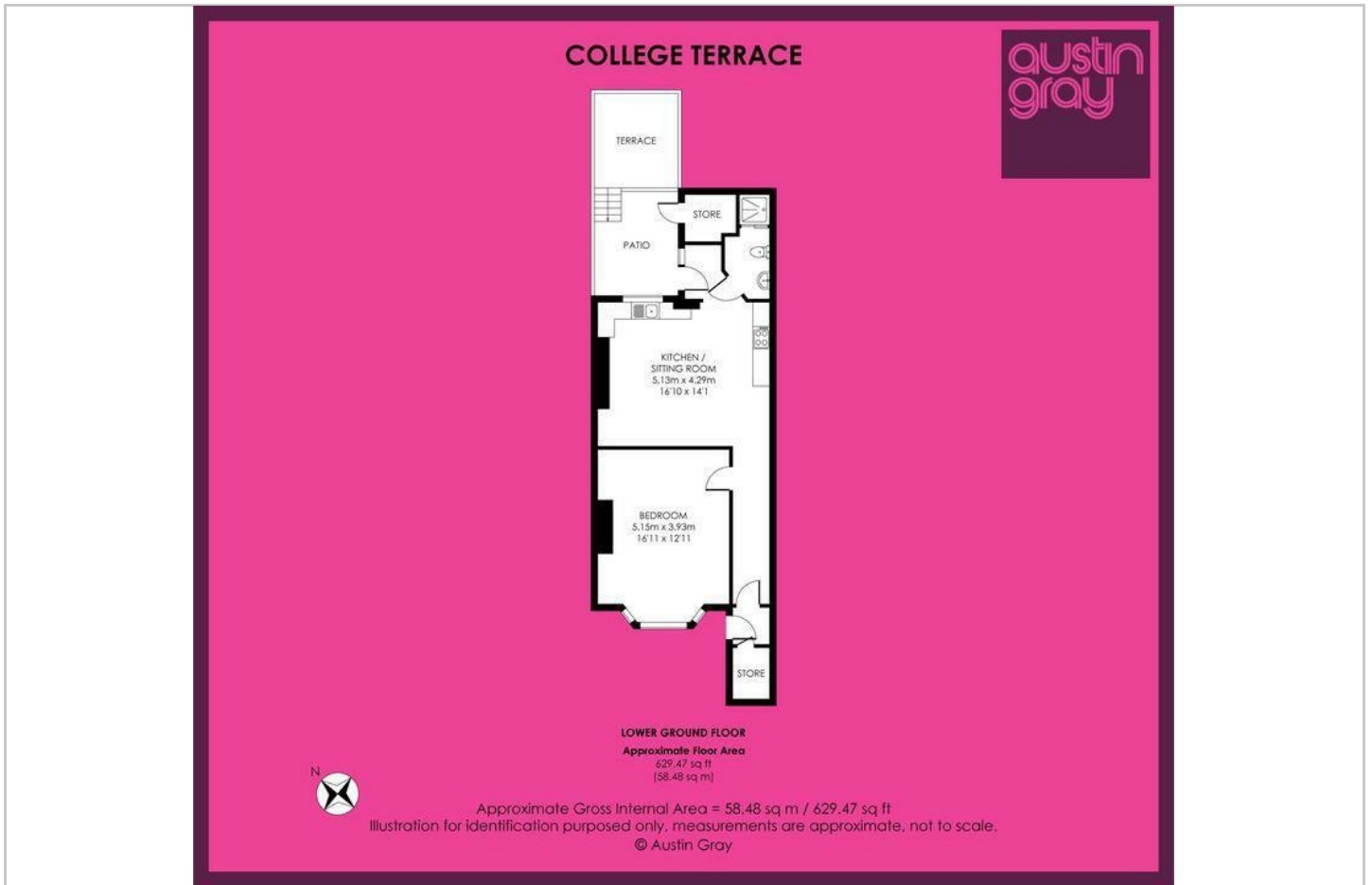
Beyond the kitchen, a separate utility area provides space and plumbing for a washing machine. A double-glazed door and side window give access to a private brick courtyard, with steps leading up to a paved rear garden. The outdoor space also benefits from an external water tap and a useful storage shed.

Completing the accommodation is a stylishly refitted shower room/WC, finished with contemporary tiled walls.

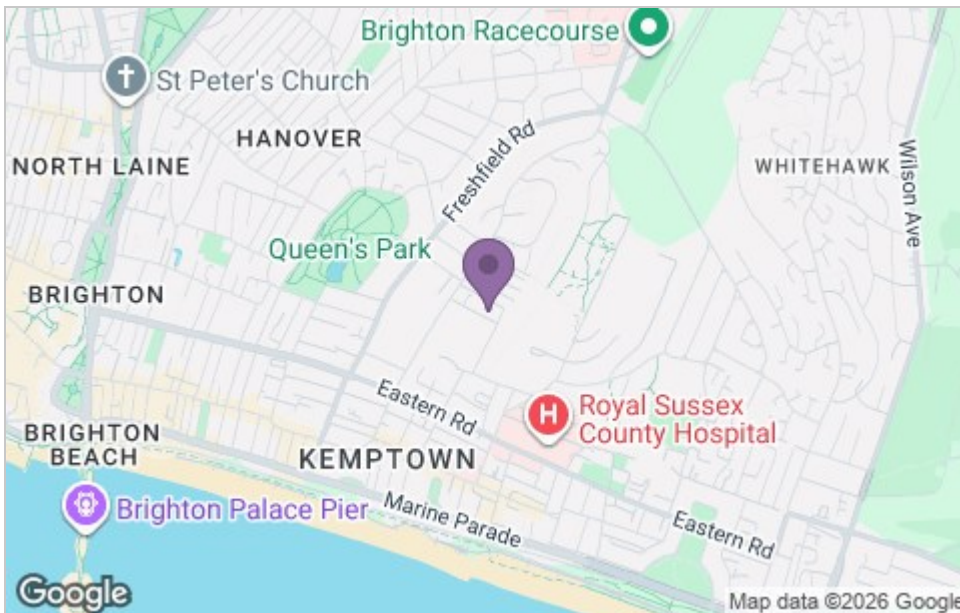




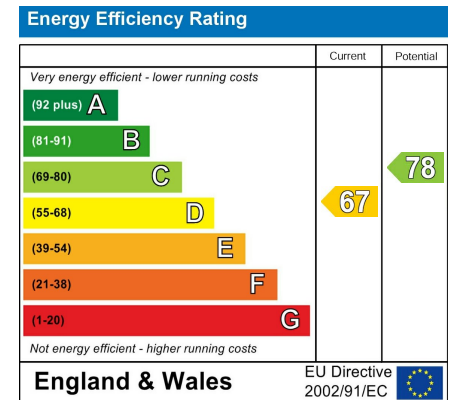
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray