



5 Upper Lewes Road, Brighton, BN2 3FJ

£210,000 Leasehold

Spacious ONE BEDROOM GROUND FLOOR PATIO FLAT situated within this attractive period conversion. some of the features & accommodation include a BAY FRONTED LOUNGE with feature fireplace, MODERN FITTED KITCHEN, REFITTED BATHROOM, gas heating, DOUBLE GLAZING & a PRIVATE REAR PATIO GARDEN. Viewings are highly recommended. Energy Rating: D67
Exclusive to Maslen Estate Agents.

Communal Hallway

Personal front door leading to:

Entrance Hall

Being semi open plan to kitchen, wall mounted electric fuse box, door to:

Lounge

Central heating radiator, cast iron feature fireplace with tiled inserts, wooden surround & mantle, range of original style cupboards & shelving built into chimney recess, coved ceilings, large uPVC double glazed bay window to front.

Kitchen

Modern fitted kitchen comprising a range of base & drawer units with roll edge laminated work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner gas hob with electric 'Hotpoint' oven under & cooker hood over, space & plumbing for washing machine, space for further appliances, part tiled walls, tiled flooring, central heating radiator, uPVC double glazed window to side, door to:

Bathroom/WC

White suite comprising panelled bath with mixer tap & shower attachment, pedestal wash hand basin with mixer tap, low level close coupled push button WC, central heating radiator, part tiled walls, tiled flooring, ceiling spotlights, uPVC double glazed window to side.

Bedroom

Cupboard housing gas boiler, uPVC double glazed door to rear leading to outside.

Outside

Patio

Private patio garden, storage shed.

Total approx floor area

337 sq.ft (35.0 sq.m.)

Parking zone: J

Council Tax Band: A

What the owner says:

"I've thoroughly enjoyed my time in this flat, it's been a wonderful home filled with many happy memories. One of my favourite features is the private courtyard garden; it's the perfect spot to sit and unwind on a summer's evening, glass of wine in hand, or to enjoy some fresh air and a coffee to kick start the day.

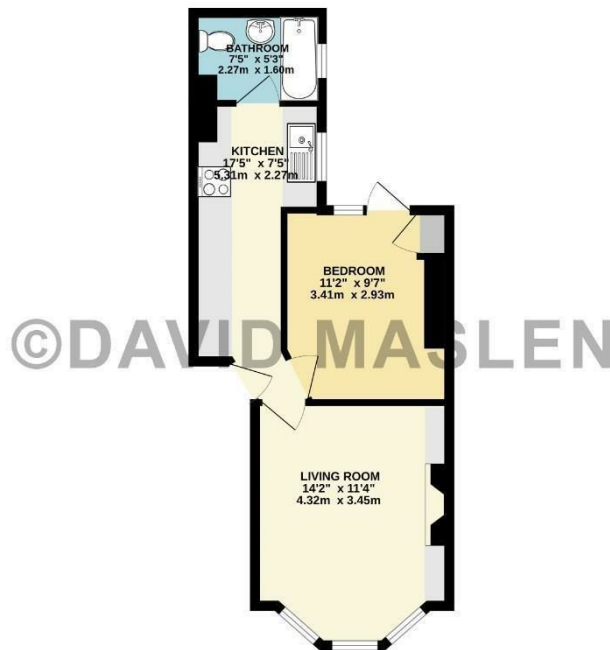
The flat has a bright and welcoming atmosphere with the bay windows giving the living room lots of natural light throughout the day. I will genuinely miss those cosy winter nights with a great film by the fireplace.

The location was a big selling point to me with so much to offer on my doorstep, and it certainly delivered.

Within walking distance you can visit the seafront, Brighton's iconic Laines and plenty of buzzing local shops, pubs and restaurants. I can definitely recommend a roast at the Signalman, or a coffee at Curio. It's the perfect balance of vibrant city culture, but still giving me the peace and quiet of suburbia."



UPPER LEWES ROAD
377 sq. ft. (35.0 sq. m.) approx.



TOTAL FLOOR AREA: 377 sq. ft. (35.0 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metaplan (2022)

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

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