



PEAR  
PROPERTIES

15b Western Street, Brighton  
Brighton

Offers Over £300,000





## 15b Western Street

Brighton, Brighton

Delightful 2-bed maisonette in sought-after location. Bright living room with feature fireplace, modern kitchen, chic bathroom. Share of freehold, 960+ year lease, complete chain sale for seamless transaction. Coastal charm near seafront and amenities in vibrant Brighton.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First and Second Floor Maisonette
- Modern Fitted Bathroom
- Two Double Bedrooms
- Bright Living Room With Feature Fireplace & Bay Window
- Close To Brighton Seafront & Local Shops
- Share Of Freehold & 960+ Years on Lease
- Please Take A Look At Our Virtual Tour & Walk Through Video
- Vendor Suited With Complete Chain
- Sea At End Of Street – Glimpses From Living Room and Main Bedroom
- Guide Price £300,000 – £325,000





### Living Room

12' 2" x 12' 6" (3.72m x 3.82m)

Spacious and bright living room featuring bay window and fireplace

### Kitchen

13' 0" x 8' 4" (3.96m x 2.54m)

Fitted kitchen with a range of wall and base units, integrated oven/hob and space for bistro table and chairs

### Bathroom

13' 0" x 4' 8" (3.95m x 1.42m)

Partially tiled bathroom comprising bath with over bath shower, WC, hand wash basin and mirrored cabinet

### Bedroom

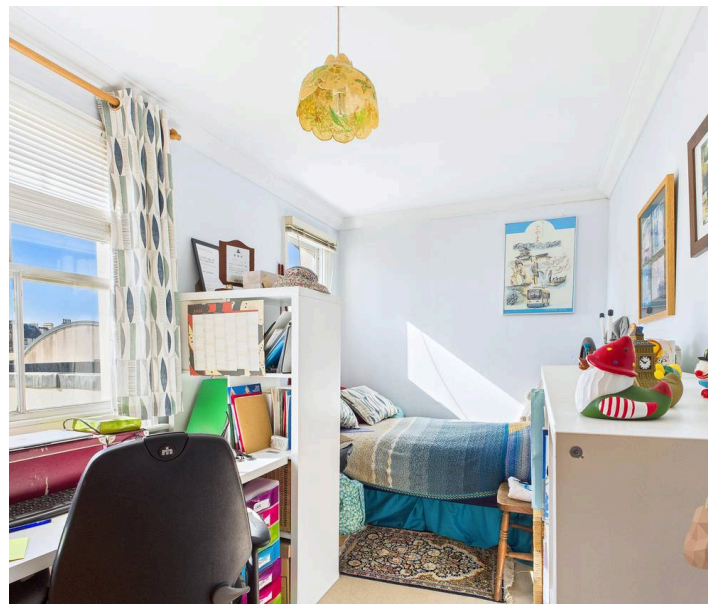
12' 6" x 11' 5" (3.80m x 3.49m)

Spacious double bedroom with bay window

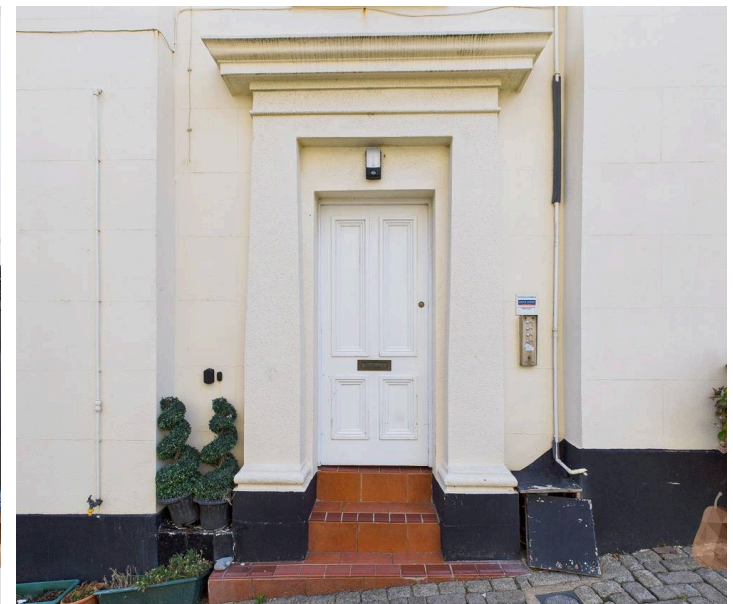
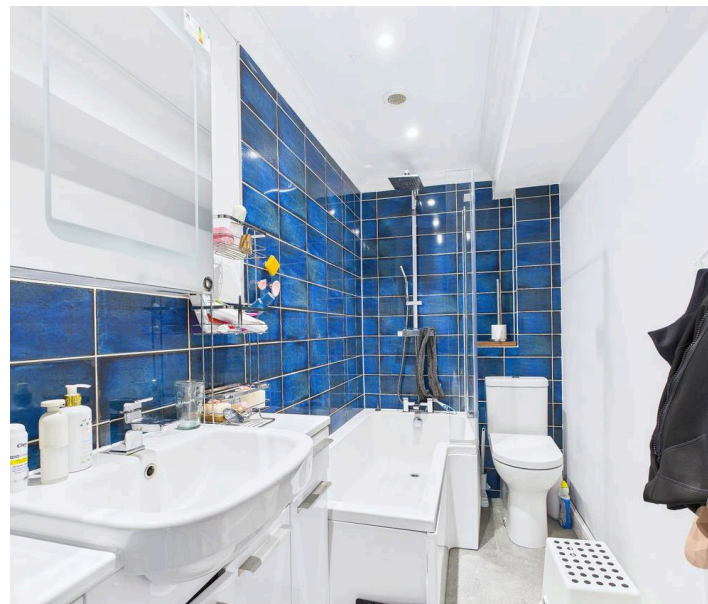
### Bedroom

11' 5" x 7' 2" (3.49m x 2.19m)

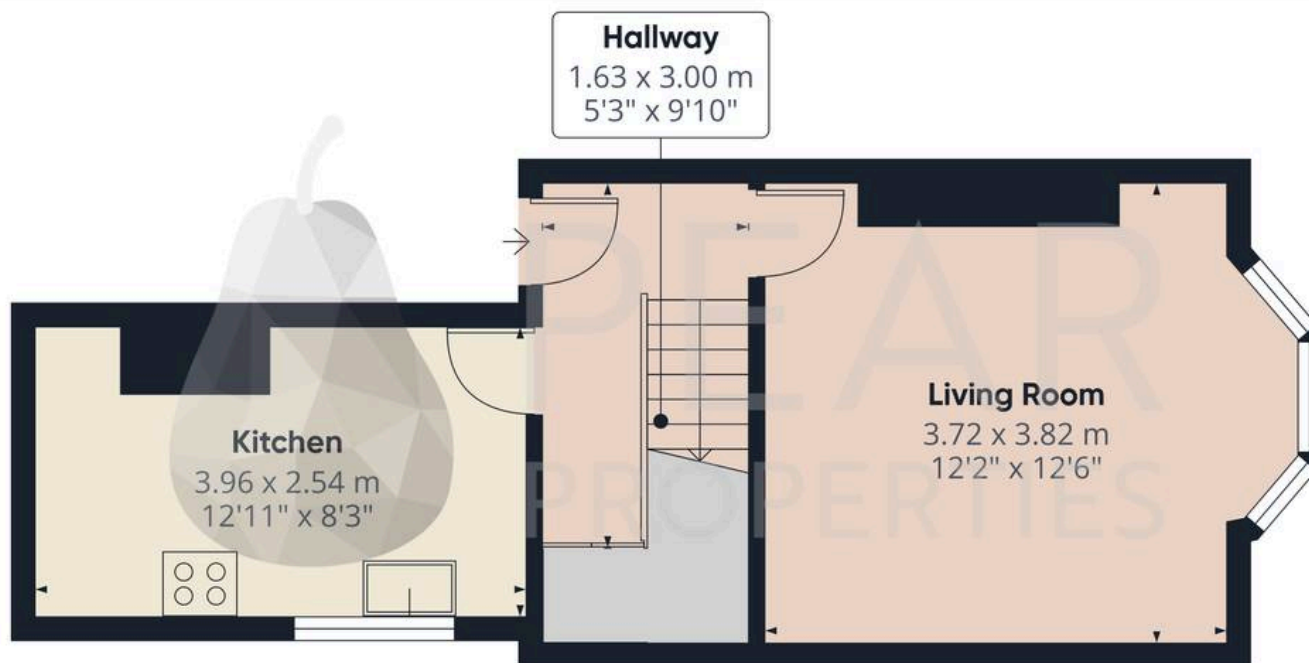
Second bright double bedroom



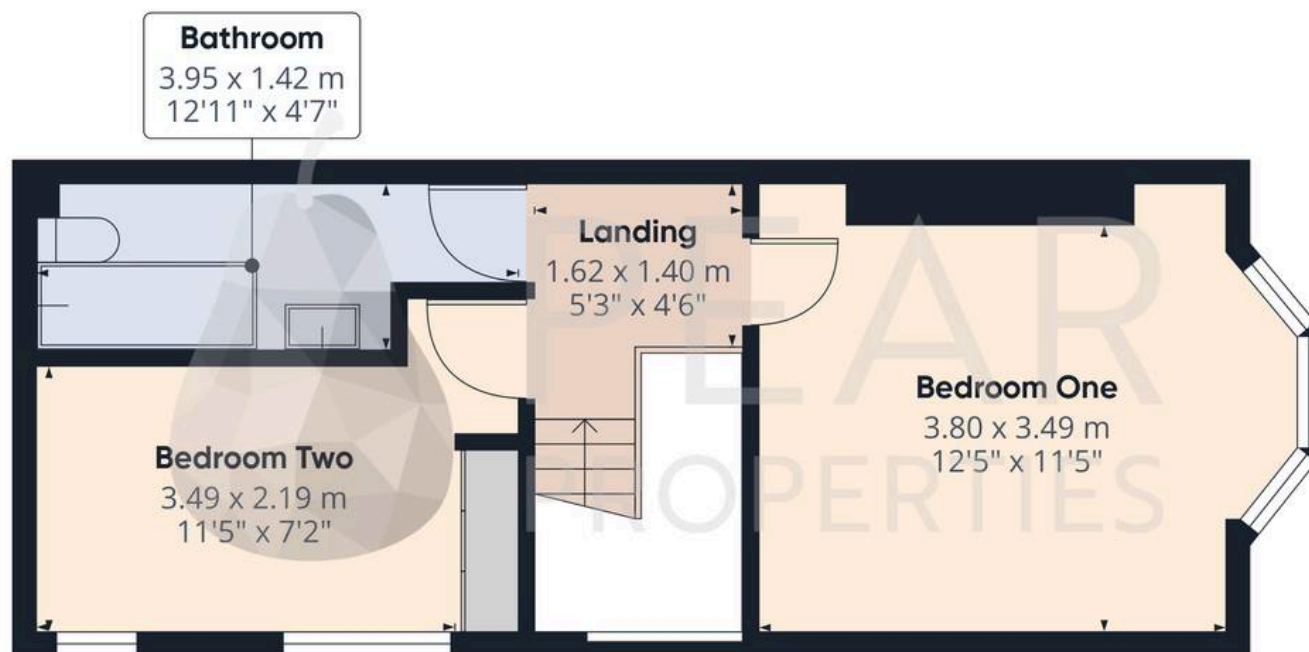








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

62.3 m<sup>2</sup>

670 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





# Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · [hello@pearproperties.uk](mailto:hello@pearproperties.uk) · [pearproperties.uk](http://pearproperties.uk)