



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)

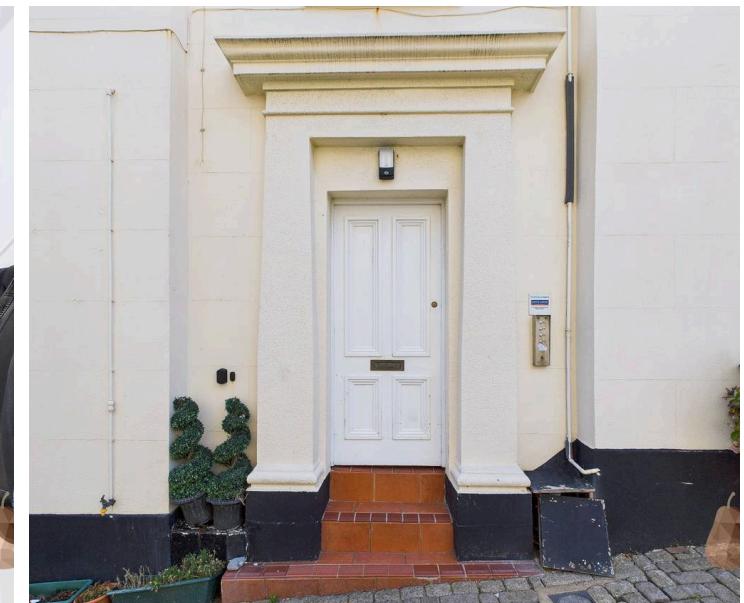
Spacious double bedroom with bay window

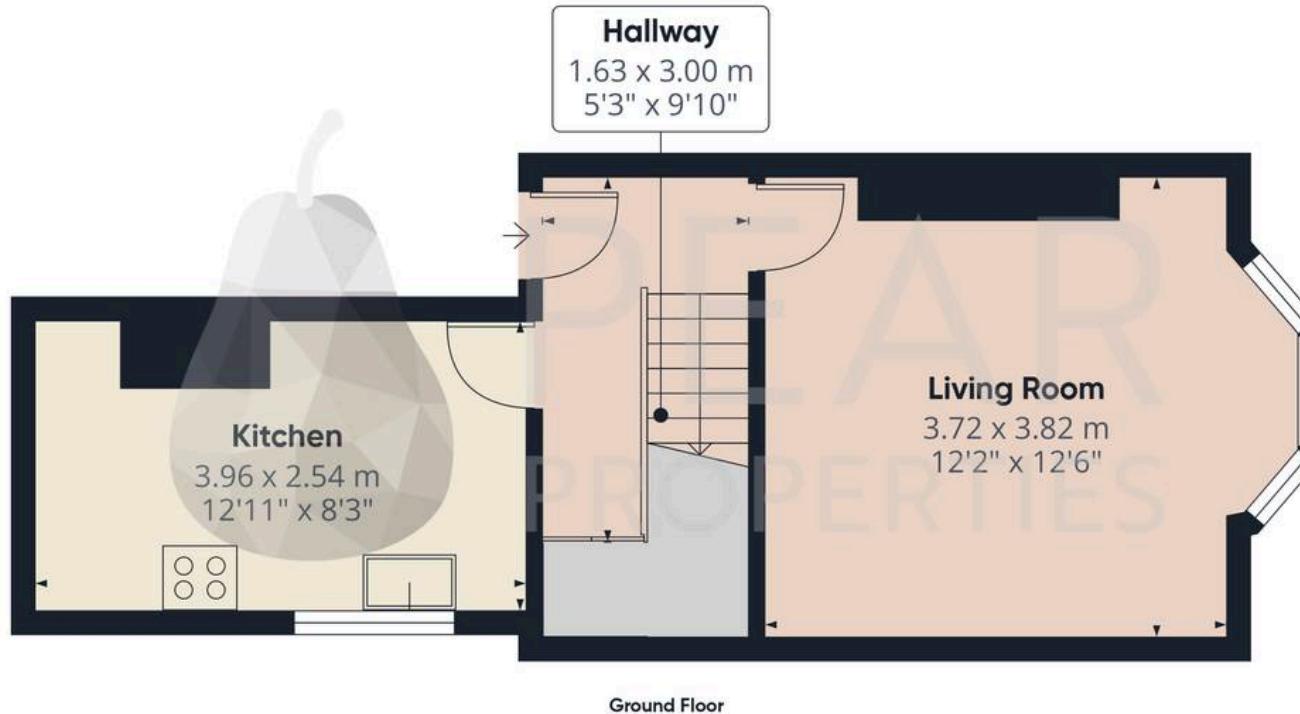
Bedroom

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

Second bright double bedroom







Approximate total area⁽¹⁾

62.3 m²

670 ft²



(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.



Pear Properties

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