



36 Merevale, Brighton, BN1 7EP

Price £285,000 Leasehold

A spacious 3 BEDROOM 2nd (top) floor PURPOSE BUILT FLAT situated in this popular development in Hollingdean. The property benefits from many features with GOOD SIZE ACCOMMODATION, gas fired heating, double glazed windows and FANTASTIC FAR REACHING VIEWS. Energy Rating: C78 Exclusive to Maslen Estate Agents

Communal Entrance Hall

Stairs to:

Second Floor

Glazed panelled door to:

Entrance Hall

Radiator, access to loft.

Bathroom

Suite comprising panelled bath with mixer tap & shower attachment, wall mounted electric shower, wash hand basin, low level WC. Double glazed window, heated towel rail, part tiled walls.

Bedroom

Double glazed window to front, radiator.

Bedroom

Double glazed window to rear, radiator.

Bedroom

Double glazed window to rear, radiator.

Lounge

Double glazed window to front, radiator, storage cupboard.

Kitchen

Roll edged work surface with inset stainless steel single drainer sink unit with mixer tap, space & plumbing for washing machine, space for cooker, range of fitted wall & base units, part tiled walls, double glazed window to rear, wall mounted boiler, space for fridge/freezer.

Total approx floor area

69.0 sq.m (742 sq.ft)

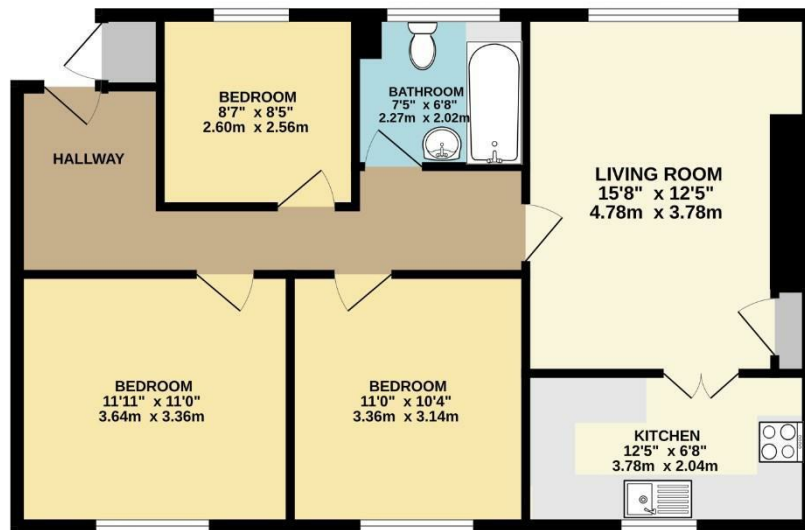
Council Tax Band C

WHAT THE OWNER SAYS:

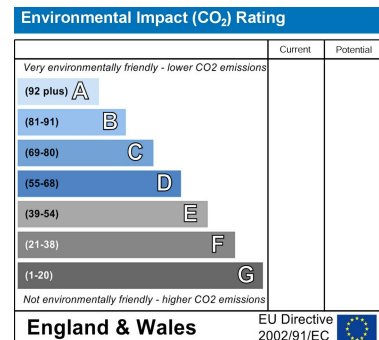
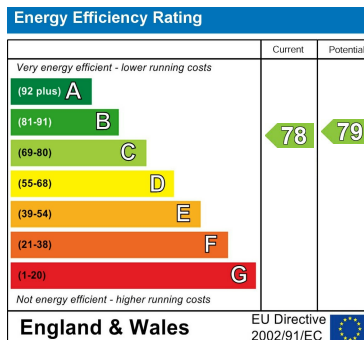
"I have enjoyed living happily in this flat for many years particularly the lovely views. I often walk to Fiveways or into Brighton, though the bus stop is close by, if the weather is wet. Plenty of walks on the Downs too."



MEREVALE
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operation or efficiency can be given.
Made with Metropix i2003



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.



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