



## Flat C Coronation Street, Brighton, BN2 3AQ

Price guide £300,000 Leasehold

SOLD VIA MASLEN ESTATE AGENTS - A FANTASTIC GROUND & LOWER GROUND FLOOR 2 DOUBLE BEDROOM GARDEN MAISONETTE located in a popular residential area close to local independent shops and cafes. This property has BEAUTIFULLY PRESENTED AND WELL-ARRANGED ACCOMMODATION OVER TWO FLOORS, attractive PERIOD FIREPLACES, a smart MODERN KITCHEN and stylish bathroom, a PRIVATE ENTRANCE and an attractive WESTERLY ASPECT GARDEN. Exclusive to Maslen Estate Agents. Energy Rating: TBA PRICE GUIDE £300,000 - £325,000

### **Private entrance to:**

#### **Hallway:**

Tiled floor, stairs to ground floor level, doors to bedroom 2, lounge & kitchen. Under stairs storage, cupboard housing meters, radiator.

#### **Lounge:**

A beautifully presented room with period style fireplace, attractive polished wood folding doors, door leading to & overlooking the rear garden, radiator.

#### **Kitchen:**

Smart, modern kitchen comprising range of wall, base & drawer units with rolled edge work surfaces over, inset sink positioned below window overlooking the garden, inset 4 burner gas hob with oven under and cooker hood over, fitted dishwasher and washing machine, tiled flooring continued from the hallway, stained glass window light, part tiled walls.

#### **Bedroom 2:**

A smart double bedroom with pretty period fireplace, radiator, laminate flooring, double glazed window to front.

#### **Ground Floor Landing:**

Doors to Bedroom 1 and the bathroom. Painted floorboards.

#### **Bedroom 1:**

A well proportioned & beautifully presented double bedroom with attractive period fireplace, modern double glazed sash window, painted floorboards, built in storage area, radiator.

#### **Bathroom:**

Smart, modern, well designed white suite comprising panelled bath with mixer tap & shower attachment, wash hand basin & low level close coupled WC. Part white tiled walls with grey grouting, window with deep sill, wall mirror, radiator.

#### **Outside:**

##### **Front:**

Private lower ground floor entrance, outside storage cupboards.

##### **Rear:**

approx 19' (approx 5.79m)  
Landscaped rear garden with mature trees, westerly aspect, outside tap.

#### **Total Approx. Floorspace:**

42.6 SqM. / 458 SqFt.

#### **Parking Zone:**

Parking zone V

All bays (permit, shared use and pay & display) operate 9am to 8pm Monday to Sunday including Bank Holidays. Always check the street signs before you park.

Visitor permit cost: £3.50, valid for one calendar day (residents permitted 50 a year).

Resident parking permit for non-diesel, normal emission vehicles producing between 111g/km - 165g/km CO2 cost: £130 annual, £45 for 3 months.

Non-diesel, low emission vehicles producing 110g/km or less CO2 cost: £65 annual, £22.50 for 3 months.

Diesel or high emission vehicles producing 166g/km or more CO2 cost: £163 annual, £57 for 3 months.

#### **Council Tax:**

Band 'A'

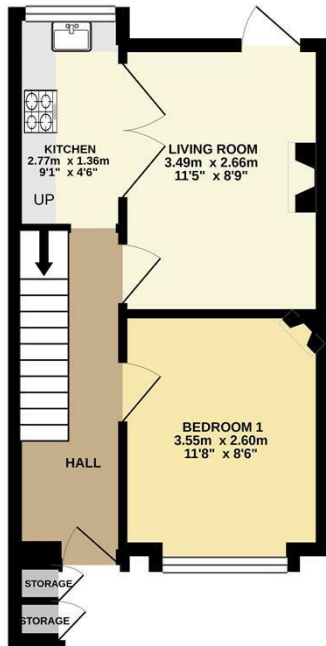
#### **V1**



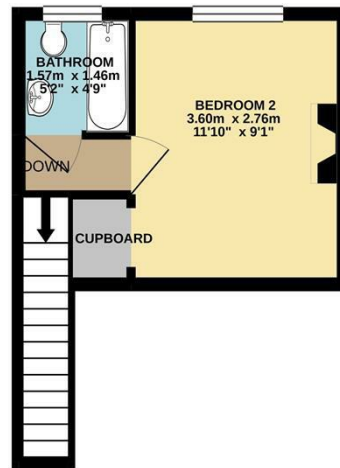




GROUND FLOOR  
27.2 sq.m. (293 sq.ft.) approx.

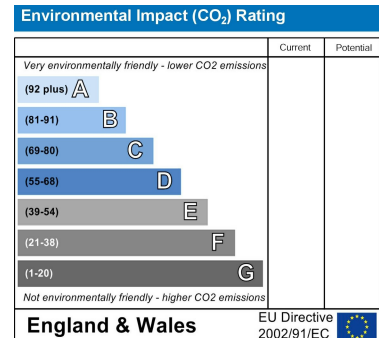
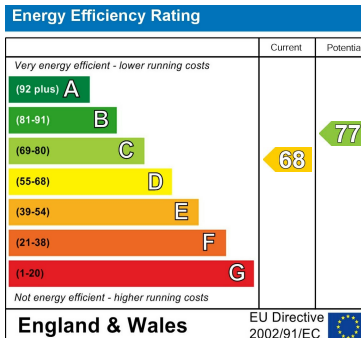


1ST FLOOR  
15.9 sq.m. (172 sq.ft.) approx.



TOTAL FLOOR AREA : 43.2 sq.m. (465 sq.ft.) 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 operability or efficiency can be given.  
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## IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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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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