19 Carn Court North Drive, Brighton, BN2 0HR

£285,000 Share of Freehold

A SPACIOUS 1 bedroom second floor flat situated in a SOUGHT AFTER block on the North side of Queen's Park, within easy reach of Brighton city centre and the seafront. This well-presented property features a GENEROUS 21'6 x 11'4 lounge/diner, a smart fitted kitchen and a contemporary bathroom, making it ideal for first-time buyers or those looking to downsize. Additional benefits include; a SHARE OF THE FREEHOLD and an allocated PARKING SPACE, a rare find in this popular area. Offered CHAIN FREE and exclusively through David Maslen Estate Agents, this flat combines comfort, convenience and an excellent location. Viewings are highly recommended. Energy Rating: D67

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Communal front door to:

Communal Hallway
Choice of lift or stairs to the second floor, personal front door to:

Hallway
Wall mounted entry phone, built in storage cupboard housing wall mounted ‘Worcester’ boiler, radiator, doors to all rooms.

Bedroom
Window to front, radiator, range of built in wardrobes.

Bathroom
WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap & wall mounted short unit over, ladder style heated towel rail, part tiled walls, tiled floor, recessed spotlights.

Lounge/Dining Room
Square bay window to front, radiator, recessed spotlights, door to:

Kitchen
Range of wall, base & drawer units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring gas hob with extractor over, integrated oven below,

Parking
Aloocated parking space.

Total approx floor area
54.3 sq.m. (584.6 sq.ft.)

Parking zone C

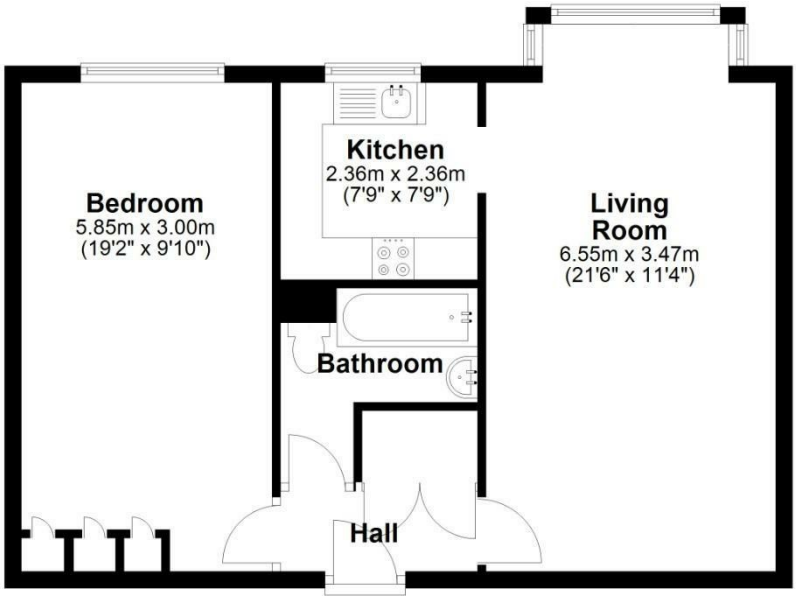
Council tax band B

V1

What the owner says:

"We've lived at Carn Court for the past 11 years and are sad to be leaving the flats, given the close community and great neighbors that have become friends. It's a peaceful area while still so close to town, the beach, local shops and cafes. The park is beautiful, we'll miss hearing the tennis club in the mornings and walking down to the cafes for coffee on the weekend. The flat is really comfortable and cosy, the spacious bedroom and living room give it a lot of space. There's plenty of storage space and the flat gardens are looked after and used by residents. It's a great space in a great area of the city!"

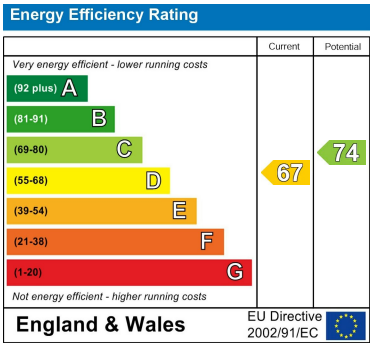
Second Floor

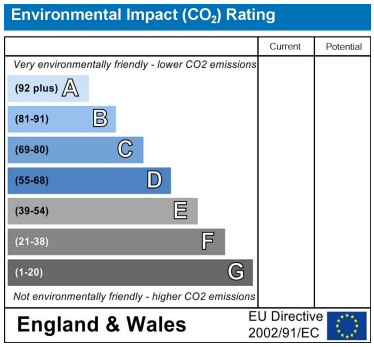


Total area: approx. 54.3 sq. metres (584.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

Carn Court





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.

COVERING THE CITY

SALES
39 Lewes Road,
Brigton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS
First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk

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