



54 Upper Lewes Road, Brighton BN2 3FH

£175,000 Leasehold





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CHAIN FREE 1 bedroom first floor flat within this attractive period conversion. Situated in this POPULAR & CONVENIENT location, other highlights include; SPACIOUS lounge, fitted kitchen & bathroom, long lease (in excess of 150 years), gas heating & double glazing. Viewings are highly recommended. Energy Rating: D64 Exclusive to Maslen Estate Agents.

Communal front door with secure entry phone leading to:

### Communal Hallway

Stairs rising to first floor, personal door leading to:

### Entrance Hall

Coved ceiling, wall mounted 'Honeywell' heating thermostat.

### Lounge

Central heating radiator, coved ceiling, uPVC double glazed bay window to front.

### Bedroom

Central heating radiator, coved ceiling, uPVC double glazed window to rear.

### Kitchen

Range of wall, base & drawer units with laminated work surfaces over, inset stainless steel single drainer unit with mixer tap, space for cooker with cooker hood over, space & plumbing for washing machine, space for upright fridge/freezer, part tiled walls, coved ceiling, wood effect flooring, central heating radiator, 2 x uPVC double windows to side, door to:

### Inner Lobby

Continuation of wood effect flooring, airing cupboard housing hot water cylinder & storage under, window to side, door to:

### Bathroom

Comprising panelled bath with handgrips & electric shower unit over, vanity unit with inset wash hand basin with mixer tap, low level close coupled push button W.C., fully tiled walls, wood effect flooring, central heating radiator, coved ceiling, uPVC double glazed window to side.

### Total approx floor area:

405 sq.ft. (37.6 sq.m.)

### Council tax band A

### Parking zone J

### V2



UPPER LEWES ROAD  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 405 sq.ft. (37.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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.  
Made with Floorplan Studio

## IMPORTANT

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

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

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