38 Rugby Place, Brighton, BN2 5JA

£290,000 Leasehold

Situated in the extremely popular & HIGHLY SOUGHT-AFTER area of Kemp Town, CLOSE TO THE SEAFRONT is this MID TERRACED 2 STOREY, 2 DOUBLE BEDROOM ground and first floor MAISONETTE. The property would make either a good home for FIRST TIME buyers or a BUY TO LET INVESTMENT and is offered for sale with NO CHAIN. Energy Rating: C70 Exclusive to Maslen Estate Agents

maslen
DAVID MASLEN ESTATE AGENTS

Front door to:

Hallway
Radiator, wall mounted unit with shelf & hanging rail.

Lounge
Double glazed window overlooking front, stripped wooden flooring, radiator, 2 x wall light points, wall mounted shelving into chimney breast recesses.

Kitchen
Fitted kitchen with range of wall & base units, worktop surfaces, inset stainless steel sink & drainer unit with mixer tap, inset 4 ring gas hob with fitted oven below, space & plumbing for washing machine, space for fridge/freezer, tiled splashbacks, laminate flooring, radiator, double glazed window overlooking rear, recessed spotlights,

First Floor Landing
Double glazed window overlooking rear, fitted storage cupboards, cupboard housing 'Glow-Worm' boiler, further shelved storage cupboard, loft hatch.

Bedroom 2
Double glazed window overlooking rear garden, stripped wooden flooring, radiator, wall light point.

Bedroom 1
Double glazed window overlooking front, stripped wooden flooring, radiator, wall mounted shelves fitted into chimney breast recesses.

Shower Room
Tiled shower cubicle with wall mounted shower fitment, vanity unit with oval wash hand basin with mixer tap, storage cupboard below, low level WC with push button flush. Wall mounted mirror with tiled surround & wall mounted light, tiled flooring, double glazed window to rear, radiator.

Total approx floor area
55.8 sq.m (600 sq.ft)

Parking Zone H

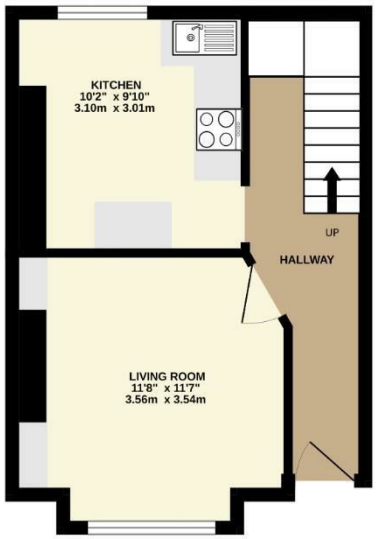
Council Tax Band B

V5

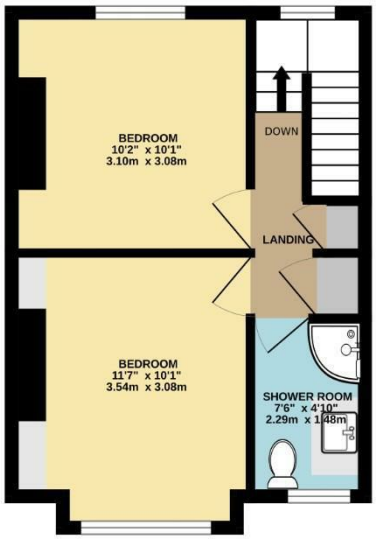
WHAT THE OWNER SAYS:

"We absolutely loved living in this flat as it was our first home together, we have had a fantastic 10 years. The rooms are bright, airy and spacious and because it is over 2 floors you always have the impression you live in a house. The neighbours and the people living in the street are very friendly and the street has this positive, bohemian community feel. Having no car is not an issue at all because buses are just round the corner to take you into town and the beach is just a 10 minute walk. We might be biased but we think first time buyers will love this place, like we did when we bought the property all these years ago."

GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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 operability or efficiency can be given.
Made with Metropix ©2023

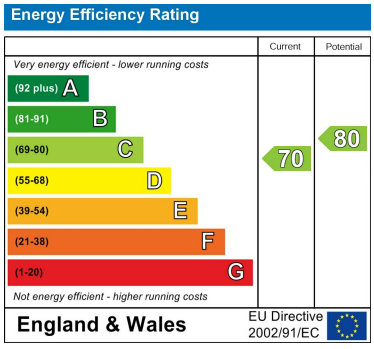
IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

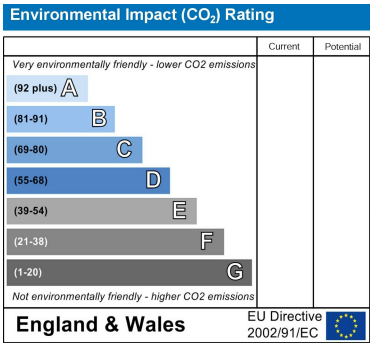
IMPORTANT

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

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

maslen
MASLEN ESTATE AGENTS

The Property Ombudsman
naea | propertymark PROTECTED
TDS Tenancy Deposit Scheme Insured Custodial

Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.
IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.