



9a Edinburgh Road, Brighton, BN2 3HY

Price guide £210,000 Leasehold

Price Guide: £210,000 - £220,000 A WELL PRESENTED 1 bedroom lower ground floor garden flat with private entrance. The property is ideally situated just off Lewes Road & benefits from being in easy reach of a wide selection of independent cafés, shops & local amenities plus excellent bus links into the city centre & towards the A27. Further highlights include a MODERN bathroom & a well-maintained GARDEN, ideal for relaxing or entertaining. Viewings are highly recommended. Energy Rating: D66 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Radiator, recessed spotlights, door to:

Bedroom

Window to front, double doors into lounge, built in wardrobe.

Open Plan Lounge/Kitchen

Lounge Area

Wood effect flooring, recessed spotlights, radiator, patio doors to rear garden, feature fireplace, door to Bathroom.

Kitchen Area

Range of wall & base units with roll edged work surfaces over, inset sink with mixer tap, inset hob with extractor over, integrated oven below, space for appliances.

Bathroom

WC with push button flush, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, space & plumbing for washing machine, cupboard housing wall mounted boiler, wall mounted extractor fan, radiator, part tiled walls, tiled floor, recessed spotlights, window to rear with frosted glass, door to rear garden.

Outside

Rear Garden

Laid to patio, enclosed by brick walling.

Total approx floor area

38.4 sq.m. (413.4 sq.ft.)

Council tax band A

Parking zone J

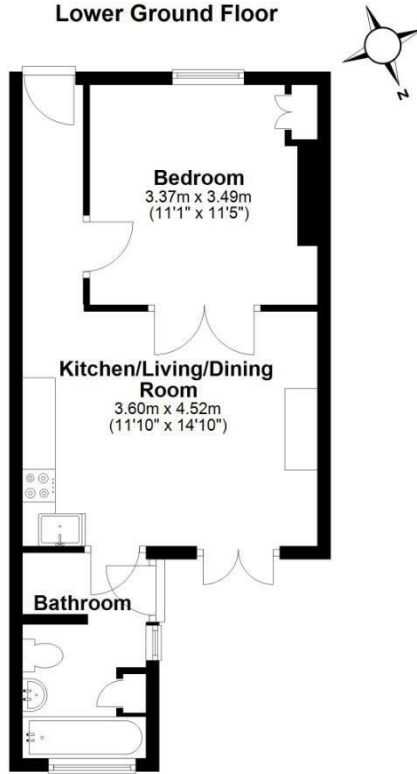
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What The Owner Says:

"I absolutely loved living in this flat. It was my first buy and is the perfect first home. It's so light, bright and airy and I loved sitting outside in the sunny garden or in the lounge with the doors open on calm summer evenings. The area is really cool and it's so convenient living so close to town while also enjoying peace and quiet. I also loved the chic double bedroom doors and spacious bathroom."



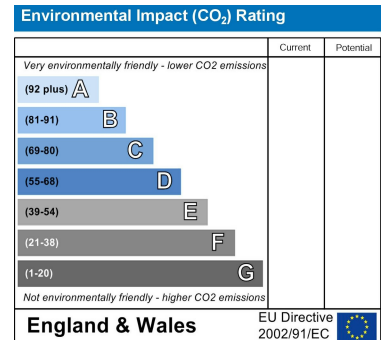
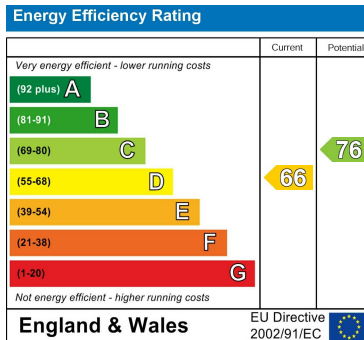
Lower Ground Floor



Total area: approx. 38.4 sq. metres (413.4 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.

Edinburgh Road



IMPORTANT

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IMPORTANT

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COVERING THE CITY

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