



67A Milner Road, Brighton, BN2 4BR

£225,000 Leasehold

A NEWLY REFURBISHED 1 bedroom lower ground floor flat, ideally situated in a POPULAR residential area. This beautifully renovated flat offers key features including; a STYLISH, fully fitted kitchen with contemporary finishes and a sleek and smartly designed bathroom. To the rear there is access to a communal garden, providing a pleasant outdoor space. The property is available CHAIN FREE, making it an excellent opportunity for both first-time buyers and investors alike. Exclusively available through Maslen Estate Agents, early viewing is highly recommended. Energy Rating: C70

Front door to:

Hallway

Radiator, wall mounted cupboard housing meters, door to:

Bedroom

2 x sash windows to front, radiator.

Lounge

Radiator, wood effect flooring, upright radiator, door to rear, recessed spotlights, door to bedroom, door to kitchen.

Kitchen

Range of wall, base & drawer units with square edged work surfaces over, inset stainless steel sink unit with mixer tap & integrated drainer, integrated slimline 'Indesit' dishwasher, integrated 'Indesit' washing machine, inset 'Indesit' hob with extractor over, integrated 'Indesit' oven below, cupboard housing wall mounted 'Ideal' boiler, space for fridge/freezer, part tiled walls, wood effect flooring, recessed spotlights, radiator, window to side, door to:

Shower Room

WC with concealed cistern & push button flush, wash hand basin with mixer tap & vanity storage below, large shower cubicle with wall mounted shower unit over, ladder style heated towel rail, recessed spotlights, tiled walls, tiled floor, wall mounted extractor fan, 2 x windows to rear with frosted glass.

Outside

Communal Garden

Mainly laid to lawn, enclosed by timber fencing.

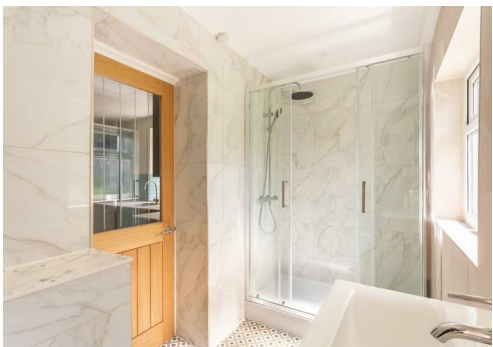
Total approx floor area

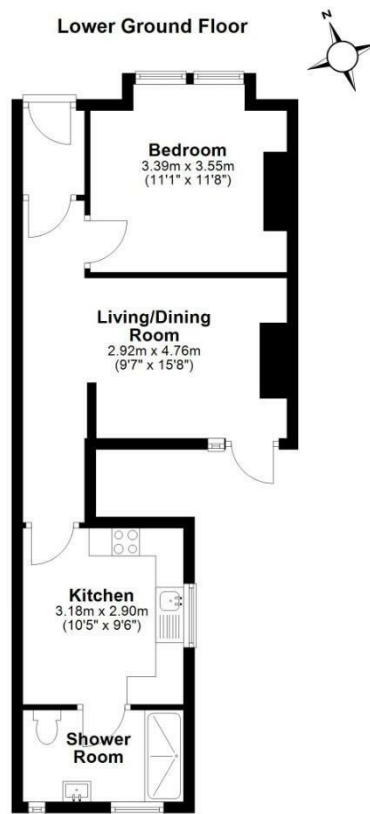
45.5 sq.m. (490.2 sq.ft.)

Parking zone U

Council tax band A

V1



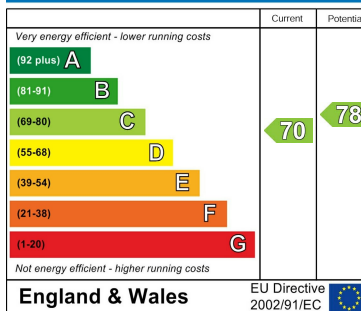


Total area: approx. 45.5 sq. metres (490.2 sq. feet)

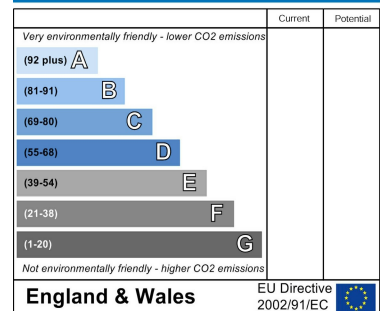
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Milner Road

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

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