10A Newport Street, Brighton, BN2 3HL

Offers in excess of £375,000 Share of Freehold

An impressive & stylish 2 DOUBLE BEDROOM maisonette with spacious & well-arranged accommodation. The property has a MODERN KITCHEN/BREAKFAST ROOM which leads onto the PEACEFUL & SUNNY REAR PATIO GARDEN, 2 modern en-suite bathrooms, a SHARE IN THE FREEHOLD & is close to local independent shops & cafes with amazing travel links to the rest of the city. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.

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Communal front door to:

Communal Hallway
Personal front door to:

Lounge
A bright, well-presented room, 2 large sash windows to the front, herringbone flooring, attractive period fireplace, radiator, doorway to the kitchen/breakfast room.

Kitchen/Breakfast Room
Smart, modern kitchen comprising wall, base and drawer units with a wooden work surface over, butler sink, space for appliances, integrated dishwasher, space for a dining table, tiled floor, LED spotlights, radiator, French doors to the garden.

Inner Hallway
Door to bedroom, herringbone flooring, wall mounted heating thermostat, stairs to the lower ground floor hallway.

Bedroom
Double bedroom with En-Suite, large sash windows to the rear overlooking the patio garden, built in cupboard housing the boiler, radiator, door to the En-Suite Shower Room, further window to the side.

En-Suite Shower Room
Smart, modern white suite comprising tiled corner shower unit with fitted shower, hand wash basin, low level close coupled WC, tiled floor, spotlights, underfloor heating.

Lower Ground Floor Hallway
Understairs storage area, doors to the En-Suite Bedroom, access to large storage space, LED spotlights.

Master Bedroom
Spacious double bedroom, double glazed windows and canopy overlooking the rear garden, fire escape access, recess with hanging rail & underfloor heating controls, LED spotlights, door to the En-Suite bathroom.

En-Suite
Smart, stylish bathroom with WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, large walk-in shower with rainfall style shower head & further hand held shower attachment, part tiled walls, tiled floor with underfloor heating, recessed spotlights, 2 x wall mounted lights, ladder style heated towel rail.

Garden
A pretty & sunny, split level patio garden, backing onto St. Martins Church, laid to paving, outside lighting & electric points.

Total approx floor area
75.0 sq.m (807.1 sq.ft)

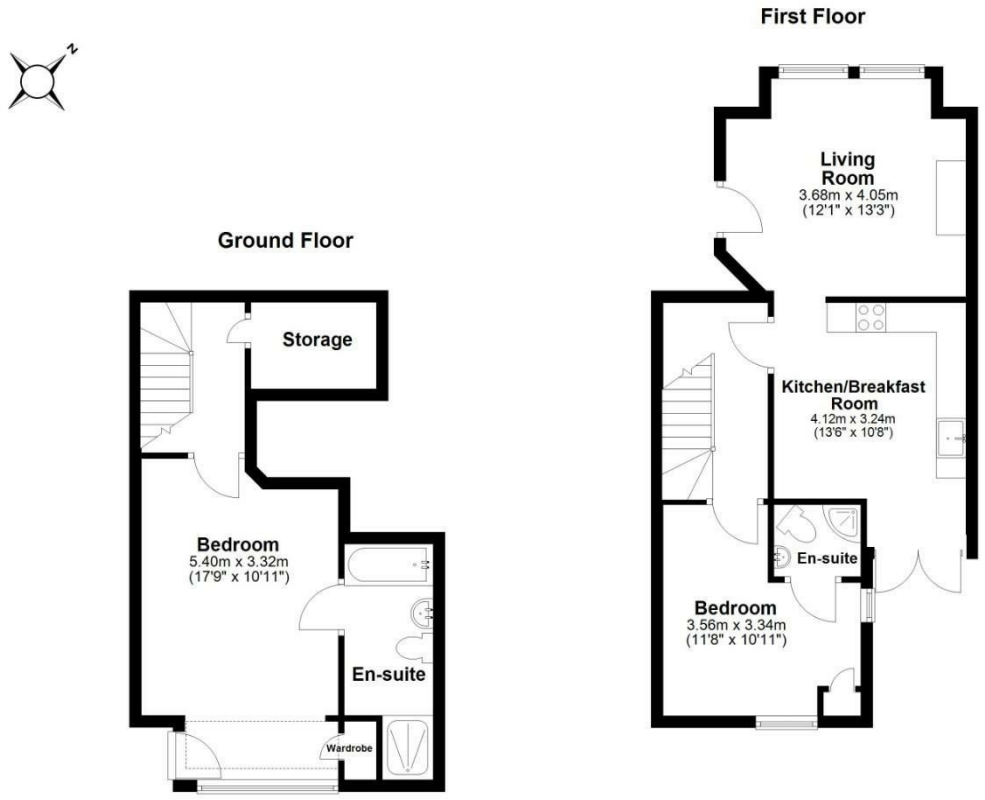
Council Tax Band B

Parking Zone J

V2

What the owner says:

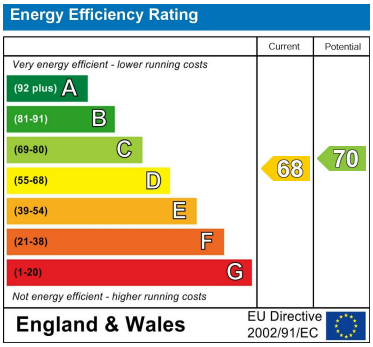
"Moving to a new city and buying my first home felt a little daunting at first. But from day one, I've felt completely safe and settled here. The community has been wonderful—our street even has a friendly WhatsApp group that's made it easy to connect with neighbours.
The location couldn't be better: all main bus routes in and around Brighton and Hove, are less than a minute's walk away, the Lanes are under a 15-minute walk, and Brighton beach is under 25 minute walk.
Some of my favourite things about the house are the garden —which is a beautiful and peaceful sun trap backing onto St Martin's Church behind, and the newly renovated master bedroom and bathroom has become my sanctuary. I couldn't have asked for a more perfect first home."

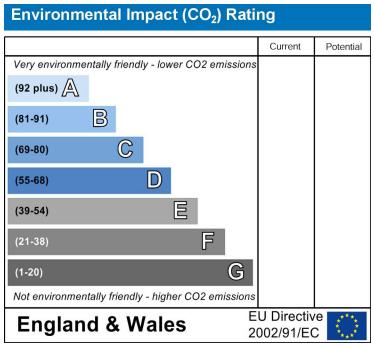


Total area: approx. 75.0 sq. metres (807.1 sq. feet)

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.

Newport Street





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

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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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