116 Ladysmith Road, Brighton, BN2 4EG

£240,000 Share of Freehold

This charming & stylish 1 bedroom ground floor flat is ideally situated in a well-established residential area, close to POPULAR local schools, independent shops & a vibrant selection of cafés. Thoughtfully updated throughout, the property boasts a range of features including a BRIGHT & SPACIOUS OPEN PLAN lounge/kitchen area - perfect for both relaxing & entertaining, a CONTEMPORARY shower room & a sunny SOUTH FACING REAR GARDEN, offering a peaceful outdoor retreat. This charming home combines period character with modern comforts. Viewings are highly recommended. Energy Rating: D67
Exclusive to Maslen Estate Agents.

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Communal front door to:

Communal Hallway
Personal front door to:

Hallway
Wooden floorboards, built in storage cupboard, doors to all rooms.

Bedroom
Bay window to front, radiator, feature fireplace, wooden floorboards.

Open Plan Lounge/Kitchen

Lounge Area
Wooden floorboards, 2 x built in storage cupboards, radiator, wall mounted heating thermostat, door to rear garden, door to Shower Room.

Kitchen Area
Range of wall & base units with wooden work surfaces over, inset 1.5 bowl sink drainer unit with mixer tap, space for oven with extractor over, space for fridge/freezer, space & plumbing for washing machine, part tiled walls, tiled floor, window to rear, wooden floorboards.

Shower Room
WC with push button flush, corner wash hand basin with mixer tap, shower cubicle with mains fed shower unit over, ladder style heated towel rail, wall mounted extractor fan, part tiled walls, tiled floor, window to rear with frosted glass, high level window to side.

Outside

Rear Garden
A south facing garden with patio seating area, lawned section, shed, enclosed by timber fencing.

Total approx floor area
38.9 sq.m. (418.5 sq.ft.)

Council tax band B

Parking zone U

V1

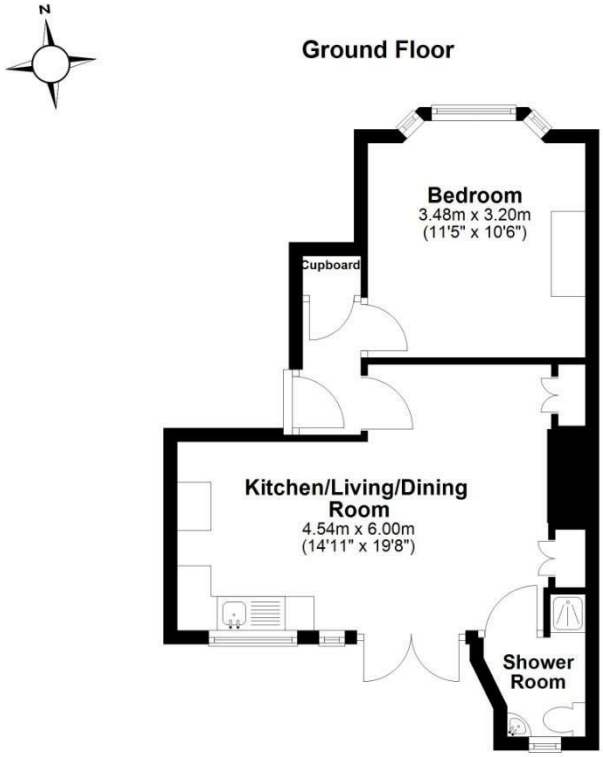
What the owner says:

"This was our first home and we have loved living here for the last 5 years. The flat is lovely and light all day. The south facing garden is a sun trap and it's a great space for entertaining. It's a vibrant area, with the town and beach only a short walk away. We have loved our time here, it is the perfect first home but sadly we have outgrown the space since our little boy arrived."

THIS KITCHEN
IS FOR DANCING

THIS KITCHEN
IS FOR DANCING

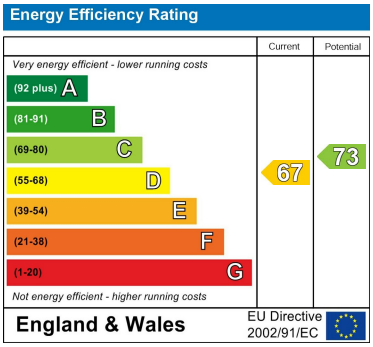
NO RIFF RAFF

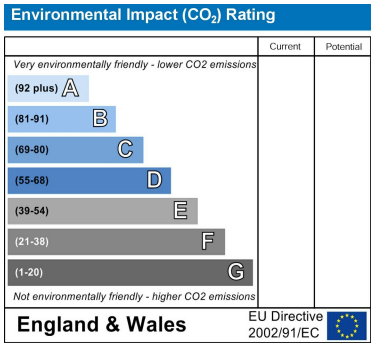


Total area: approx. 38.9 sq. metres (418.5 sq. feet)

Please note that the property has irregular shaped rooms and whilst every attempt has been made to take accurate measurements, prospective purchasers should use this plan to ascertain a general layout and approximate size of the property only. 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.

Ladysmith Road





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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