



The Deco Building Coombe Road, BN2 4EQ

£265,000 Leasehold

*** SOLD VIA MASLEN ESTATE AGENTS ***
This split level ONE BEDROOM APARTMENT is situated on the SECOND FLOOR within a 100-year-old converted factory building, close to shops, bars, cafes and bus routes. Highlights include an abundance of natural light from the newly installed slimline aluminium double glazed windows, lift in building, fantastic 22'8 x 17'3 living/entertaining/working space with steps up to kitchen/dining area and IMPRESSIVE HIGH CEILINGS and SECURE ONSITE PARKING. Energy Rating: E51 Exclusive to Maslen Estate Agents

Communal Entrance Hall

Inner hallway with mail boxes, door to car park, stairs and lift to upper floors.

Main entrance doors to:

Hallway

Windows to side, wood laminate flooring, cupboard housing boiler and electric fuses, recessed spotlights.

Bedroom

Windows to side, old school style radiator, wood laminate flooring.

Open-plan Living Space

Windows to side & rear, 2 x old school style radiators, wood laminate flooring, 6 x low built in cupboards. 4 steps up to the mezzanine level kitchen

Kitchen

Range of wall and base units with stainless steel worksurfaces, integrated 'NEFF' dishwasher, integrated 'BOSCH' washing machine, integrated fridge & freezer, stainless steel/glass 'IGNIS' oven/grill with stainless steel 4 ring gas hob over & stainless steel extractor/filter hood above, recessed spotlights, part tiled walls, wood laminate flooring, windows to side along one wall, old school style radiator. Sliding wood door to:

Shower Room

Fully tiled walk-in shower with mains-fed shower, low level WC, 'Armitage Shanks' butler sink on metal stand with mixer taps. Recessed spotlights, high level window to living space, ceiling mounted extractor unit, old school style radiator.

Total approx floor area

86.1 sq.m (927 sq.ft)

Parking Zone U

Council Tax Band C

WHAT THE OWNERS SAY:

"The flat was bespoke to our own specifications including brushed stainless steel electrical switches, exposed industrial look copper piping, stainless steel taps in the kitchen and bathroom, stainless steel kitchen work surface and stainless steel shower tray. It was the largest two bedroom unit in the original release of flats; we chose to reconfigure this as a really spacious one bedroom flat flooded with natural light from the new slimline double glazed aluminium windows which have just been installed and an amazing living/working/entertaining space."



David Maslen



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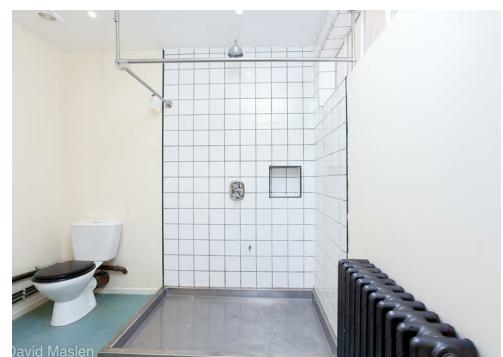
David Maslen



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THE BRIGHTON DECO
BUILDING
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA - 927 sq ft. (86.1 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. dimensions are approximate and are not to scale. This floorplan is for illustrative purposes only and is not intended for planning or building purposes. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order is given.
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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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