



27A Upper Lewes Road, Brighton, BN2 3FH

£225,000 Leasehold

A vast raised ground floor 1 double bedroom GARDEN FLAT within an impressive DOUBLE FRONTED PERIOD HOUSE located on the corner of Roundhill Crescent and Upper Lewes Road, accessed via Roundhill Crescent. The property has SPACIOUS and well-arranged accommodation, a PRETTY GARDEN with mature trees, GAS HEATING, double glazed windows, its OWN ENTRANCE and some polished floorboards. Available CHAIN FREE & exclusive to Maslen Estate Agents. Energy rating: C73

Front door to:

Hallway

Doors to all rooms, large storage cupboard, polished floorboards, radiator, space for desk.

Lounge

A dual aspect room with 2 x large bay windows, polished floorboards, tall skirting boards, radiator, high ceilings.

Kitchen

Kitchen comprising range wall, base& drawer units with roll edged work surfaces over, inset 4 burner gas hob with oven under & cooker hood over, inset stainless steel sink positioned below double glazed window, space for appliances, space for small breakfast table, tiled splashbacks, laminate flooring, radiator.

Bedroom

A spacious dual aspect double bedroom with double glazed windows to 2 bays overlooking the garden & Roundhill Crescent, radiator, high ceiling.

Bathroom

Bathroom comprising bath with shower attachment, wash hand basin with cupboard under, low level close coupled WC, double glazed window with frosted glass, radiator, part tiled walls, built in cupboard.

Outside

Garden

Garden with mature trees, raised decked area overlooking Roundhill Crescent.

Total approx floor area

56.7 sq.m. (611 sq.ft.)

Parking zone J

Council tax band A

V1





TOTAL APPROX. FLOOR AREA 56.7 SQ.M. (611 SQ.FT.)

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.
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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.

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	81

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	

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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