



## 75A Sandown Road, Brighton, BN2 3EH

£250,000 Share of Freehold

Well presented one double bedroom garden flat with its own PRIVATE ENTRANCE set within a charming red brick period conversion in a highly SOUGHT-AFTER LOCATION off Elm Grove. This flat benefits from; double glazed windows, gas central heating, MODERN fitted kitchen and a lovely WESTERLY-FACING REAR GARDEN perfect for relaxing or entertaining. An ideal first-time purchase, the property offers comfortable and stylish living in a POPULAR residential location. Viewings are highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents.

Front door to:

**Hallway**

Doors to the lounge, bedroom, and the kitchen, polished floorboards, radiator, built-in storage.

**Lounge**

An attractive room with double glazed window to the front bay, polished floor boards, picture rail.

**Kitchen**

Smart, modern kitchen comprising a range of wall, base, and drawer units, with rolled edge work surfaces over, inset stainless steel sink, space for appliances, radiator, part-tiled walls, double glazed door to the garden.

**Bedroom**

Double bedroom with double glazed window to the rear overlooking the garden, polished floorboards, radiator.

**Bathroom**

White suite comprising panelled bath with shower attachment, pedestal hand wash basin, WC, chrome upright radiator/towel rail, tiled walls, two double glazed windows with frosted glass.

**Garden**

An attractive, walled, Westerly aspect garden, raised planters, mature plants.

**Total approx floor area**

39.7 sq.m. (427.4 sq.ft.)

**Council tax band A**

**Parking zone S**

**V1**

*What the owner says:*

*"I have been living in Brighton for many years and it was an exciting time when I could finally buy my own place here. This flat caught my eye as soon as I visited it. It is in a perfect location in a nice quiet and friendly neighborhood, up the hill takes you into beautiful coastal walks and down hill is a short walk into town and all the shops. The flat has nice sized rooms and the kitchen provides plenty of surface space to cook. Needless to say I am in love with the garden and it has been a great place to spend quiet times and host dinner parties."*



## Ground Floor



Total area: approx. 39.7 sq. metres (427.4 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.

## Sandown Road

### 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 (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

### 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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