



71 Milner Road, Brighton, BN2 4BR

£220,000 Leasehold

A WELL PRESENTED 2 bedroom ground floor flat situated in this POPULAR RESIDENTIAL LOCATION. Some of the other property highlights include; the MODERN fitted kitchen, open plan lounge & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: C74 Exclusive to Maslen Estate Agents.

Communal front door to:

Communal Hallway

Personal front door to:

Hallway

Doors to all rooms, built in storage cupboard housing electric meter & fusebox.

Open Plan Lounge/Kitchen

Lounge Area

2 x windows to front, radiator, built in cupboard housing boiler, wall mounted heating thermostat.

Kitchen Area

Range of wall & base units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, integrated oven, inset 4 burner gas hob with cooker hood above, space for fridge/freezer, space & plumbing for washing machine, part tiled walls, laminate flooring.

Bedroom

Window to rear, radiator.

Bathroom

Low level close coupled WC, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, wall mounted 'Triton' shower unit, ladder style heated towel rail, part tiled walls, laminate flooring, window to side with frosted glass.

Bedroom

Window to rear, radiator, built in wardrobe.

Total approx floor area

445.62 sq.ft. (41.40 sq.m.)

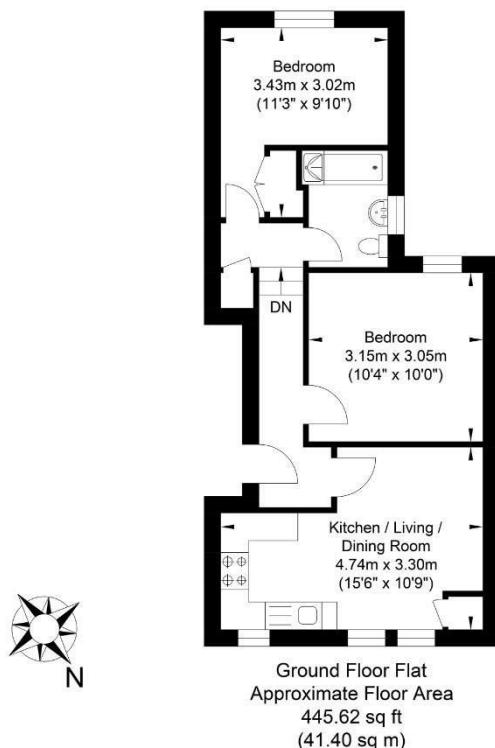
Council tax band A

Parking zone U

V1



Milner Road



Approximate Gross Internal Area = 41.40 sq m / 445.62 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	74	77
(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 ₂) 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

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.

COVERING THE CITY

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