22A Old College House, Brighton, BN2 9SY

£270,000 Leasehold

Stylish 1 bedroom flat positioned on the lower ground floor of this charming Grade II listed former college building, beautifully combining period character with contemporary living. The property features a superb, fitted kitchen that is open plan to the lounge, a stylish modern bathroom finished to a high standard and access to the fully private/enclosed patio from the main living area. Steps away from your front door, a staircase leads to communal gardens. Exclusively available through Maslen Estate Agents, this exceptional home is highly recommended for viewing. Energy Rating: C70

maslen
DAVID MASLEN ESTATE AGENTS

Communal front door to:

Communal Hallway
Stairs down to lower ground floor, personal front door to:

Entrance Hall
Entry phone, coat hooks, shelving, storage cupboard, LVT parquet-style flooring, doors to:

Shower Room
Decorated in a professionally curated palette of COAT and Little Greene shades. Modern shower room comprising shower cubicle with rainfall shower head and handheld shower hose, floating 2-drawer vanity unit with mixer tap and washbasin, wall storage unit with integrated anti-steam mirror, cordless phone charger and power socket, floating dual-flush WC with tiled recess with underlighting and and storage cupboard above, heated towel rail, part tiled walls, porcelain Claybrook Studio floor tiles, recessed spotlights, extractor fan.

Bedroom
Double glazed windows to rear, bespoke fitted wardrobe, shelves, radiator, custom-made blinds.

Open Plan Kitchen/Lounge

Kitchen Area
Also decorated in a professionally curated palette of COAT and Little Greene shades. Custom-built Schmidt kitchen comprising wall and base units with with flat-edged marble effect worktops. Franke ceramic inset sink with mixer tap and drainer. Integrated bin store, recessed spotlights, concealed extractor, Claybrook Studio tiles, LVT parquet-effect flooring. Integrated AEG appliances negotiable as part of the sale: oven with 4-ring induction hob, fridge-freezer, dishwasher, washing machine.

Lounge Area
Double glazed windows to rear with access out onto the fully private/enclosed patio, storage cupboard housing combi boiler, LVT parquet-style flooring, radiator, custom-made blinds.

Patio
Accessed from the main living area, decked seating area with space for table and chairs.

Communal Gardens
Mainly laid to lawn with shingle pathways.

Total approx floor area
36.0 sq.m. (387.6 sq.ft.)

Parking zone Y

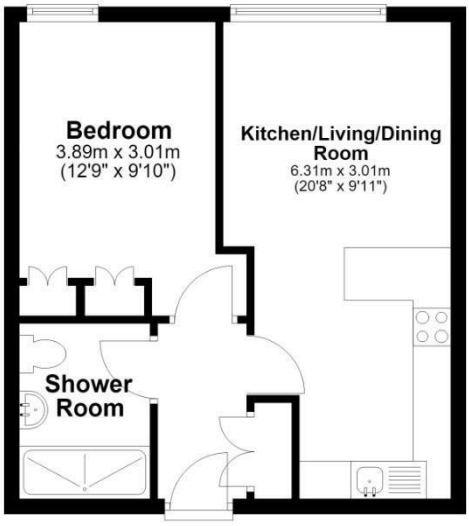
Council tax band A

V4

What the owner says:

"It’s been a privilege to live in such a beautiful, historic building, slap bang in the middle of Brighton. To me, it's ‘Hogwarts.’ Despite the location, the flat is remarkably quiet and peaceful, tucked away at the back, beside the gardens. Guests love my bespoke emerald green kitchen and the Miami green and pink bathroom, the huge, tall windows that let in so much light and the 'secret' leafy patio. An interior designer helped me choose a palette to evoke Brighton's inimitable seaside spirit. We made the most of the high ceilings by adding a lot of really useful storage, including the lovely bookshelves in the hallway.
I love it and I will miss it a lot!"

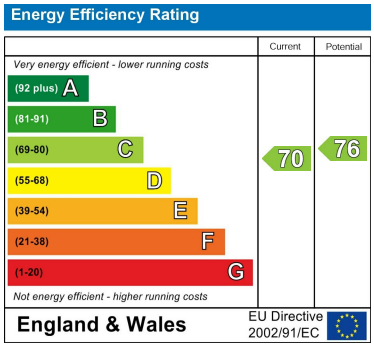
Lower Ground Floor

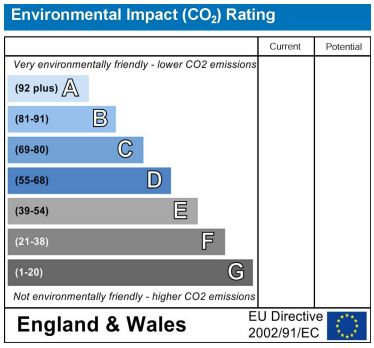


Total area: approx. 36.0 sq. metres (387.6 sq. feet)

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.

Old College House





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

SALES
39 Lewes Road,
Brigton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS
First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk

Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.
IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.