



23b Hartington Road, Brighton, BN2 3LJ

Price guide £260,000 Leasehold

Price Guide: £260,000 - £270,000 ** Well presented 1 bedroom lower ground floor flat with a good sized REAR GARDEN within this attractive period conversion. Other features include; SPACIOUS BAY FRONTED lounge, MODERN kitchen & bathroom, gas heating & double glazing. Internal inspection comes highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents.

Front door to:

Hallway

Central heating radiator with decorative cover, wood effect flooring, cupboard housing electric fusebox & meter, door to:

Lounge

Continuation of wood effect flooring, central heating radiator, shelving built into chimney recess, uPVC double glazed bay window to front.

Bedroom

Central heating radiator with decorative cover, uPVC double glazed window to rear overlooking rear garden.

Bathroom

Modern white suite comprising panelled shower bath with central mixer tap & hand held shower attachment, thermostatically controlled shower unit over, vanity unit with inset wash hand basin with mixer tap, low level push button W.C. with concealed cistern, ladder style heated towel rail, wood effect flooring.

Kitchen

Modern fitted kitchen comprising a range of wall & base units with roll edged laminated work surfaces over, inset single drainer sink unit with mixer tap, inset 4 burner 'Lamona' gas hob with electric oven under & stainless steel cooker hood over, space for further appliances, part tiled walls, wood effect flooring, uPVC double glazed window to rear overlooking rear garden, uPVC double glazed door to side leading to rear garden.

Outside

Rear Garden

Attractive rear garden laid to decking, slate chippings & lawn, external tap, timber built storage shed.

Total approx floor area

45.5 sq.m. (490.1 sq.ft.)

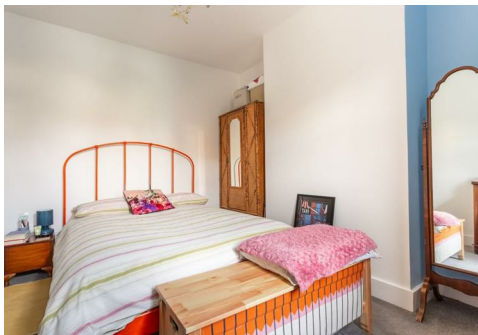
Council tax band A

Parking zone V

V1

What the owner says:

"The location has been great as I've been able to walk or cycle into town, or to the beach, although having a bus stop at the end of the road is handy too! It's also been really useful that the flat is so convenient for local shops, cafes, and supermarkets. Inside feels roomy but it has been lovely to have a decent sized back garden and be able to make the most of being outside, particularly on summer evenings."



Floor Plan

Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 45.5 sq. metres (490.1 sq. feet)

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	69	75
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		

COVERING THE CITY

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