



16 Lower Rock Gardens, Brighton BN2 1PG

£160,000 Leasehold



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This 1 bedroom second floor flat is located in the vibrant Kemp Town area of Brighton. Close to a wide range of independent shops & cafés as well as the seafront, this city gem offers SPACIOUS ACCOMMODATION with excellent potential for improvement & personalisation & would make an ideal first time purchase or investment opportunity. Available CHAIN FREE & in need of some modernisation throughout. Viewings are highly recommended. Energy Rating: E50 Exclusive to Maslen Estate Agents

Communal front door to:

### Communal Hallway

Stairs rising to the second floor, personal front door to:

### Lobby

Wall mounted meters, entry phone, doors to:

### Kitchen

Range of wall & base units, roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset hob with extractor over, integrated oven, space for fridge freezer, window to front, part tiled walls, laminate flooring.

### Lounge/Dining Room

Sash bay window to front, door to:

### Lobby

Door to communal hallway, doors to both rooms.

### Bathroom

WC, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, wall mounted 'Triton' shower unit over, part tiled walls, laminate flooring.

### Bedroom

Window to rear, built in wardrobes with sliding doors.

### Total approx floor area

35.9 sq.m. (386.9 sq.ft.)

### Parking Zone C

### Council Tax Band A

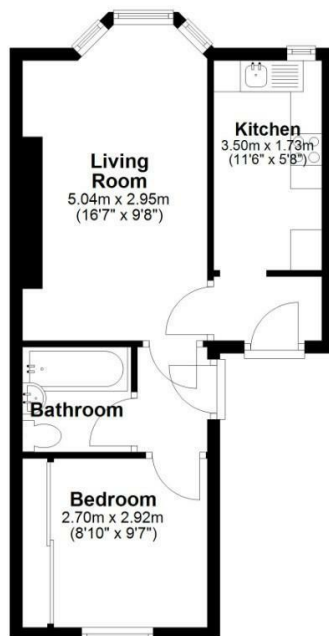
### V1







### Second Floor



Total area: approx. 35.9 sq. metres (386.9 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.

### Lower Rock Gardens

### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

### 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.

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