



19 Lower Rock Gardens, Brighton, BN2 1PG

£159,000 Leasehold

Maslen Estate Agents are delighted to present this well-maintained, ground floor studio apartment, ideally located within walking distance of Brighton seafront and the Royal Sussex County Hospital.

The property features a BRIGHT LIVING SPACE with a pull down bed, a charming bay window, MODERN kitchenette with integrated appliances. A SMART SHOWER ROOM completes the space. Perfect as a first-time buy, coastal retreat, or investment opportunity, this studio offers convenient city centre living in a sought after location.

Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D61
Exclusive to Maslen Estate Agents.

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Main Entrance

Communal entrance leading to the studio door.

Living Area

18'10" x 11'1" (5.75m x 3.38m)

Front bay window with some sea views. Fold down double bed.
Modern electric heater. Open plan leading to:

Kitchen Area

6'8" x 5'8" (2.04m x 1.75m)

Wall and base units with an electric oven, with a two ring hob. Built in fridge.

Shower Room

Corner shower cubicle. Low level WC. Wall mounted wash hand basin. Shelving. Chrome ladder style radiator.

Total approx floor area

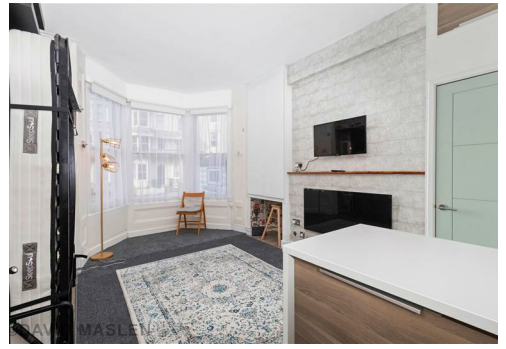
186 sq.ft. (17.3 sq.m.)

Council tax band A**Parking zone C**

V1



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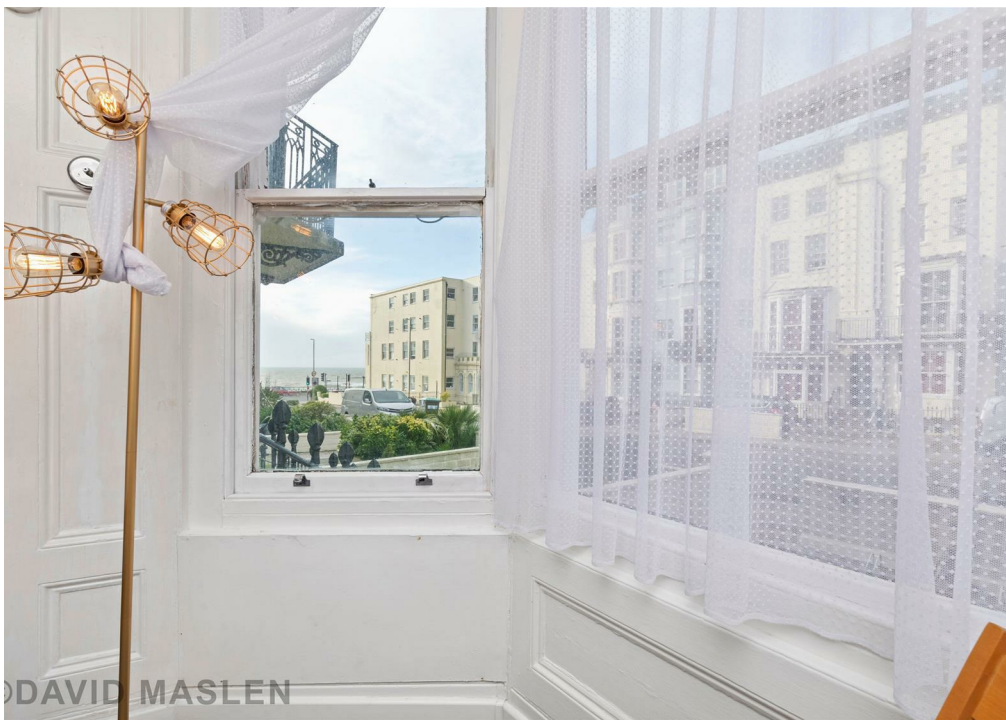
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GROUND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA: 186 sq.ft. (17.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02/20

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 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

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COVERING THE CITY

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