



# 122a Upper Lewes Road, Brighton, BN2 3FD

Offers in the region of £375,000 Share of Freehold

This beautifully presented and GENEROUSLY PROPORTIONED 2 bedroom maisonette offers an impressive blend of period charm and contemporary style. The accommodation features HIGH CEILINGS, stylish interiors throughout, a sleek MODERN bathroom, a well-appointed kitchen breakfast room and the added benefit of a PRIVATE ROOF TERRACE. Set within a popular and convenient location close to local amenities and transport links. Viewings are highly recommended. Energy Rating: C71 Exclusive Maslen Estate Agents.

Front door to:

#### **Entrance Hall**

2 x radiators, ceiling cornicing, engineered oak flooring, picture rail, understairs storage cupboard, door to roof terrace, doors to:

#### **Lounge**

Double glazed bay window to front with wooden shutters, picture rail, ceiling cornicing, feature fireplace, engineered oak flooring.

#### **Kitchen**

Range of wall & base units with roll edge work surfaces over, inset stainless steel sink unit with mixer tap & drainer, integrated oven with 4 ring gas hob over, extractor above, space & plumbing for washing machine, space for tall fridge/freezer, wall mounted combi boiler, part tiled walls, engineered oak flooring, double radiator, space for table & chairs, recessed spotlights.

#### **Roof Terrace**

With space for table & chairs.

#### **First Floor Landing**

Window to rear, 2 x storage cupboards, wooden floorboards.

#### **Bathroom**

Modern white suite comprising shower cubicle with mains fed shower, wash hand basin with mixer tap & vanity storage below, low level WC, radiator, recessed spotlights, part tiled walls, vinyl flooring.

#### **Bedroom**

Double glazed window to rear, double radiator, original floorboards, hatch to loft space.

#### **Bedroom**

Double glazed window to front with wooden shutters, double radiator, wooden floorboards, shelf in chimney breast.

#### **Total approx floor area**

71.0 sq.m. (762.4 sq.ft.)

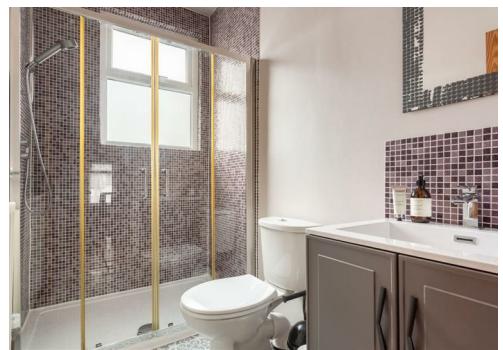
#### **Council tax band B**

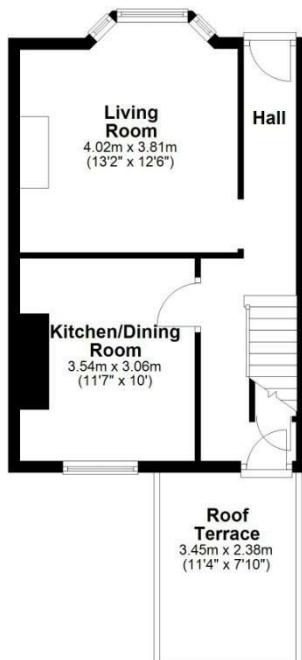
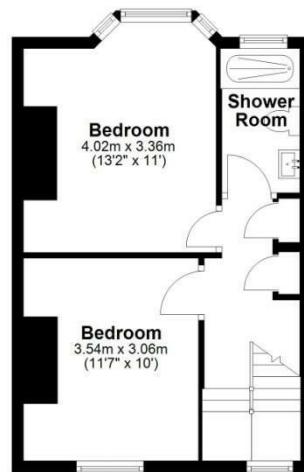
#### **Parking zone J**

**V1**

#### *What the owner says:*

*"This is our first flat and it couldn't be better located: we're less than 15 minutes' walk from two rail stations, including the Brighton mainline, and we've loved being so close to the shops, pubs, and cafes of Lewes Road, London Road, and the Open Market. The flat is warm and bright, and with two floors and loads of storage space it feels much more like a house. We've really made the most of the private roof terrace, even though we don't always need it with the seafront a 20-minute walk away and The Level just around the corner!"*



**Ground Floor****First Floor**

**Total area: approx. 71.0 sq. metres (764.2 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.

**Upper Lewes Road**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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****SALES**

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