



## 20 Belle Vue Gardens, Brighton, BN2 0AA

£170,000 Leasehold

WELL PRESENTED studio flat situated in this beautiful RED BRICK PERIOD BUILDING within the College Conservation Area, close to the independent shops & cafes of Kemptown, Brighton seafront & the Royal Sussex County Hospital. This city gem is an ideal starter home & offers PANORAMIC VIEWS of the sea. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D55 Exclusive to Maslen Estate Agents.

Communal door to:

### **Communal Hallway**

Front door to:

### **Kitchen**

Range of wall & base units with roll edge work surfaces over, inset stainless steel sink unit with mixer tap, inset hob, integrated oven under, space for fridge/freezer, laminate flooring, part tiled walls, wall mounted entryphone, door to:

### **Studio Room**

Square bay window to rear with pretty sea views, electric radiator, door to:

### **Bathroom**

WC, pedestal wash hand basin, shower cubicle with wall mounted shower unit, extractor fan, built in wardrobe with space & plumbing for washing machine, electric radiator, 2 x windows to side with frosted glass, part tiled walls, tiled floor.

### **Total approx floor area**

23.1 sq.m. (249.1 sq.ft.)

### **Council tax band A**

### **Parking zone H**

V1

*What the owner says:*

*"I've lived in this flat for the past six years and I'm friends with the two people who lived here before me. We've all found it to be a peaceful sanctuary in a friendly neighbourhood. The flat itself is both cozy and spacious, with the perfect little kitchen and bathroom, and the bay windows which brings so much light and air into the place. The expansive 180 sea view is just dreamy, as is waking up to big skies every day. Bills are low because the flat is kept warm by flats above and below, and the south facing windows which catch the sun all day long. The Kemptown area is a great balance, having a quiet village-y feel, but being easy walking distance to the bustle of central Brighton. It's also right on the beach but with easy access to the green. Craven woods just up the hill will take you all the way to the racecourse and the Downs beyond. I do hope the next owners will be as happy here as I've been."*





## First Floor



Total area: approx. 23.1 sq. metres (249.1 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.

## Belle Vue Gardens

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

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

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