14 De Montfort Road, Brighton, BN2 3AU

£250,000 Leasehold

An attractive and well presented 1 bedroom ground floor GARDEN FLAT situated in a popular street just off of Elm Grove close to Hanover. This property benefits from; a SUNNY rear garden, separate MODERN fitted kitchen & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents

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Communal front door to:

Communal Hallway
Personal front door to:

Lounge
Bay window to front, wood effect flooring, 2 x radiators, feature fireplace, wall mounted heating thermostat, doors to both rooms.

Bedroom
Window to rear, wood effect flooring, radiator.

Kitchen/Breakfast Room
Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset hob with extractor over, integrated oven below, integrated eye level microwave, space for fridge/freezer, space & plumbing for washing machine, wall mounted 'Worcester' boiler, 2 x radiators, under stairs storage cupboard, part tiled walls, tiled floor, window to side, door to side.

Shower Room
WC with push button flush, pedestal wash hand basin with mixer tap, shower cubicle with mains fed shower over, ladder style heated towel rail, tiled walls, tiled floor, wall mounted extractor fan, 2 x windows to rear with frosted glass.

Outside

Rear Garden
Raised patio seating area, enclosed by brick walling.

Total approx floor area
52.9 sq.m. (569.8 sq.ft.)

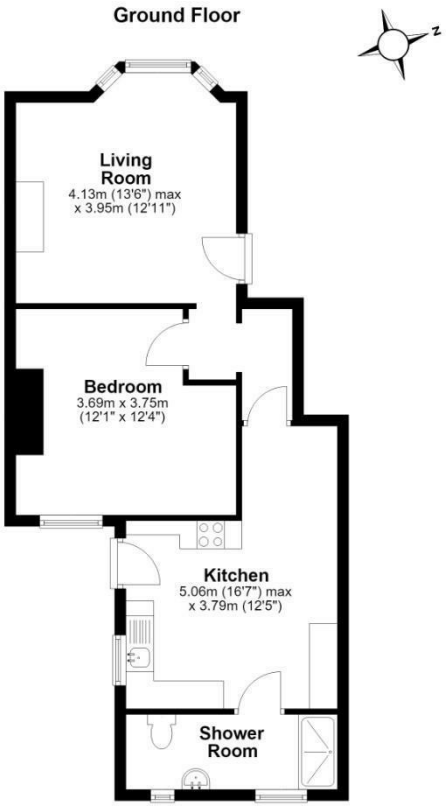
Parking zone V

Council tax band A

V1

What the owner says:

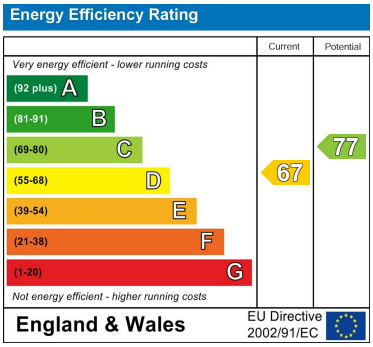
"My sister enjoyed very much living at 14 De Montfort Road, she lived there for just over 30 years with her Husband. They were close to all amenities including the town. The neighbours are very friendly and helpful. It is a quiet road, the public house at the beginning of the road is very popular and busy, it's the ideal place the quiet life with nice neighbours."

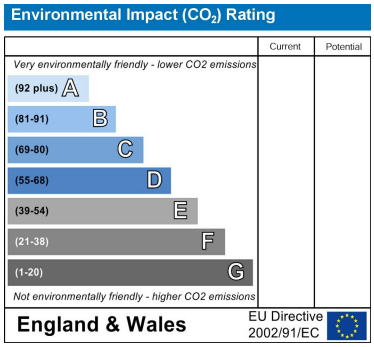


Total area: approx. 52.9 sq. metres (569.8 sq. feet)

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.

De Montfort Road





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

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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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