



60 Bonchurch Road, Brighton, BN2 3PH

£195,000 Share of Freehold

A 1 bedroom first floor flat situated in this POPULAR residential street just off Elm Grove, conveniently located close to local shops, independent cafés & within walking distance to Brighton station. Highlights include; a SPACIOUS BAY FRONTED lounge, an impressive double bedroom, a separate kitchen & offered for sale CHAIN FREE, this property is an ideal first-time purchase or investment opportunity. Viewings are highly recommended. Energy Rating: E44 Exclusive to Maslen Estate Agents.

Communal front door to:

Communal Hallway

Stairs rising to first floor, personal front door to:

Hallway

Cupboard housing meters, doors to all rooms, built in storage cupboard.

Kitchen

Range of wall & base units with roll edge work surfaces over, inset stainless steel single drainer sink unit with hot & cold taps. Inset hob with extractor over, integrated oven below, space for fridge/freezer, space & plumbing for washing machine, part tiled walls, laminate flooring, window to side.

Shower Room

WC, wash hand basin with hot & cold taps & vanity storage below, shower cubicle with wall mounted electric shower, part tiled walls, tiled floor, window to side with frosted glass.

Bedroom

Window to rear, wall mounted electric radiator.

Lounge

Bay window to front, wall mounted electric radiator.

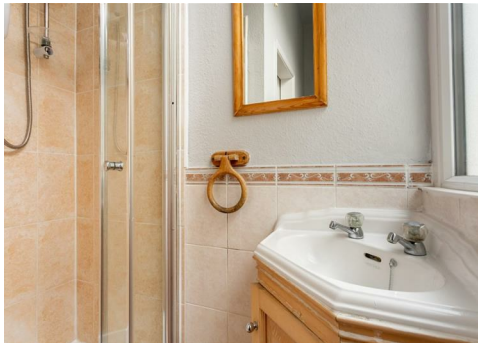
Total approx floor area

38.9 sq.m. (418.8 sq.ft.)

Parking zone S

Council tax band A

V1





First Floor



Total area: approx. 38.9 sq. metres (418.8 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.

Bonchurch Road

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	73

Environmental Impact (CO₂) 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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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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