



24 Upper Lewes Road, Brighton BN2 3FJ

£190,000 Leasehold



## 24 Upper Lewes Road, Brighton BN2 3FJ

Nestled in the vibrant area of Upper Lewes Road, Brighton, this charming flat offers a delightful living experience in one of the city's most SOUGHT AFTER locations. The property features a well-designed OPEN PLAN kitchen and lounge with an abundance of natural light, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. With one comfortable bedroom and a MODERN shower room, this flat is ideal for individuals or couples seeking a cosy yet stylish home. Available with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents

*What the owner says:*

*"I've loved my time in this flat, it's in a great location close to the centre of town and walking distance to everything you could need. The bedroom is really quiet, with woodland behind and the high ceilings and big windows give the place a bright and airy feel!"*

Communal front door to:

### Communal Hallway

Stairs rising to first floor, personal front door to:

### Hallway

High level storage, wooden floorboards, doors to all rooms.

### Open Plan Lounge/Kitchen/Dining Room

#### Kitchen Area

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 'Belling' hob, integrated 'Indesit' oven, space & plumbing for washing machine, cupboard housing wall mounted boiler, splashback, picture rail, wooden floorboards.

#### Lounge/Dining Area

Bay window to front, picture rail, radiator, wooden floorboards.

#### Shower Room

WC with push button flush, large shower cubicle with mains fed shower over, wash hand basin with mixer tap, ceiling mounted extractor fan, shelving, part tiled walls, laminate flooring.

#### Bedroom

Window to rear, radiator, picture rail, range of built in wardrobes.

#### Total approx floor area

34.4 sq.m. (370.5 sq.ft.)

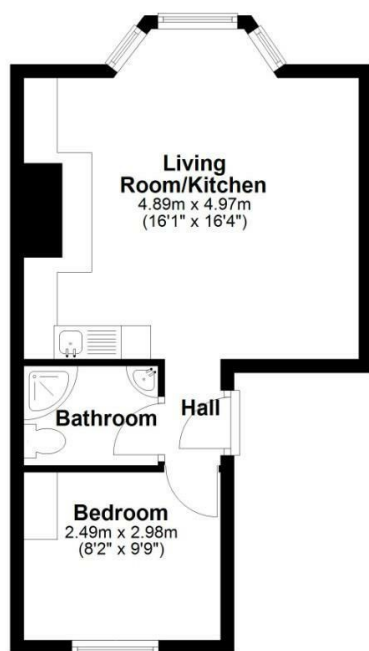
#### Council tax band A

#### Parking zone J

#### V1



### Ground Floor



Total area: approx. 34.4 sq. metres (370.5 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

### IMPORTANT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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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