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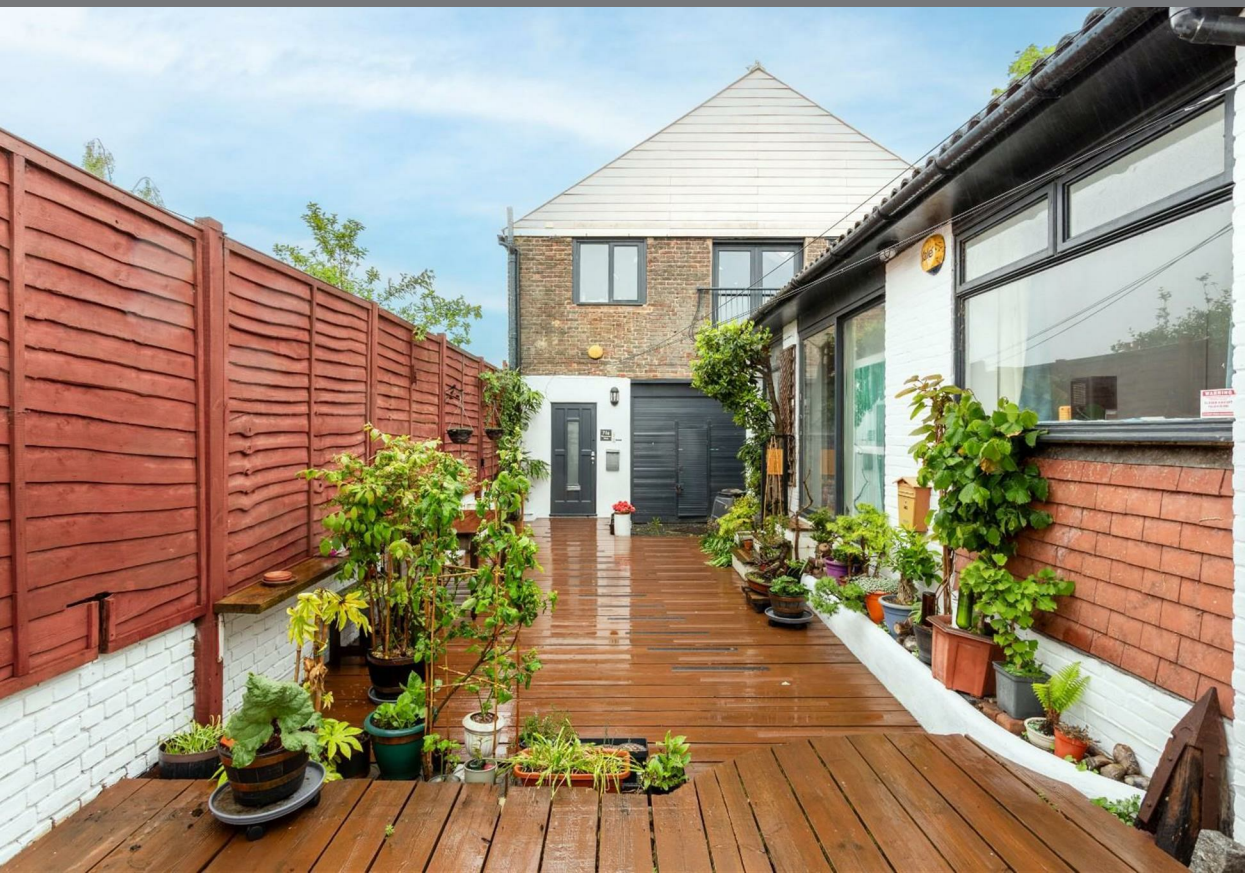
DAVID MASLEN ESTATE AGENTS

Guide price £700,000 Freehold



Hollingbury Road, Brighton, BN1 7JB

www.maslen.co.uk

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Price Guide: £700,000 - £750,000 ** A very RARE OPPORTUNITY to acquire this 2 BEDROOM FIRST FLOOR LOFT STYLE APARTMENT with GROUND FLOOR WORKSHOPS & a separate self-contained 1 bedroom annexe. The property benefits from a WEALTH OF CHARACTER and is considered ideal for someone seeking a live/work lifestyle or to create a UNIQUE FAMILY HOME through an application for change of use (subject to planning consents). Viewings are highly recommended. Energy Rating: C73 & D62 Exclusive to Maslen Estate Agents

Door to:

Workshop
Concrete flooring, doors to all workshops, base units with roll edged work surfaces over, inset sink with water tap, part tiled walls.

Workshop
Wood effect flooring.

Cloakroom
WC, wash hand basin with mixer tap, concrete flooring.

Workshop
Concrete flooring, window to front.

Workshop
Concrete flooring, 2 x windows to front.

Total approx floor area
90.8 sq.m. (977.2 sq.ft.)

First Floor Flat

Front door to:

Hallway
Wood effect flooring, stairs rising to first floor, door to:

Open Plan Lounge/Kitchen/Dining Room

Lounge/Dining Area
Wooden floorboards, double doors to bathroom, doors to bedrooms, wall mounted heating thermostat, 2 x velux windows, 2 x radiators, window to front, doors to Juliet balcony, steps up to mezzanine level.

Mezzanine Level
Wood effect flooring, 2 x velux windows.

Kitchen Area
Range of wall, base & drawer units with square edged wooden work surfaces over, ceramic butler style sink with mixer tap, inset 4 ring gas hob with extractor over, integrated oven below, space for appliances, breakfast bar seating, part tiled walls, wood effect flooring, radiator, window to front.

Bedroom
2 x windows to front, radiator, wooden floorboards, recessed spotlights.

Bedroom
2 x windows to front, radiator, wooden floorboards.

Bathroom
WC, wash hand basin with hot & cold taps, vanity storage below, panelled bath with mixer tap, wall mounted shower over, built in cupboard housing 'Worcester' boiler, radiator, part tiled walls, wooden herringbone flooring, ceiling mounted extractor fan, feature circular skylight.

Total approx floor area
137.1 sq.m. (1475.6 sq.ft.)

Council tax band C

Parking zone G

Annexe

Sliding front door to:

Open Plan Lounge/Kitchen

Lounge Area
Wood effect flooring, sliding door to front, window to front, radiator, door to shower room.

Kitchen Area
Range of wall & base units, inset stainless steel single drainer sink unit with mixer tap, insert 4 ring hob, integrated oven below, window to side, part tiled walls, recessed spotlights, wall mounted ideal boiler, space for appliances.

Shower Room
WC with concealed cistern & push button flush, pedestal wash hand basin with mixer tap, shower cubicle with mains fed shower over, part tiled walls, tiled floor, radiator, recessed spotlights, ceiling mounted extractor fan.

Bedroom
Window to side, window to side, radiator, wood effect flooring.

Outside
Timber built storage shed, laid to decking.

Total approx floor area
37.6 sq.m. (404.4 sq.ft.)

Parking zone G

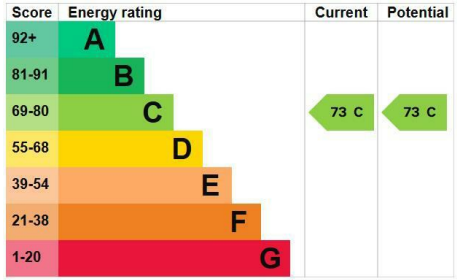
Council tax band A

V1

What the owner says:

"71ª has been a lively and vibrant space for the past 25 years that we´ve owned it. It´s unconventional nature has been home to numerous artists and creatives over the years and offers one of the very few remaining properties in Brighton for someone who is looking to have both somewhere to live, and an income from rentals from the current sitting tenants in both the residential annex and workshops downstairs. The size of the site would also be perfect for those looking to upgrade to a more self-sustainable life with plenty of roof space for solar and the patio area ideal for some clever urban garden planting. The property has been known as the Thermometer Works for years now due to the fact that they used to make and store the glass tubes for thermometers and other equipment in there many years ago (apparently they also made components for the dials for Spitfire fighter planes during the Second World War). Set back from the other houses in the street and away from the noise of the main road means that it´s a quiet and private space, and the off-street parking space is worth it´s weight in gold! The area has seen a lot of investment recently and there are now some great cafés, bakeries, pubs and parks all within a few minutes walking distance. The location is still close enough to be able to walk into town yet has got a good choice of regular bus services. We´ve loved living here and and will miss the loft-apartment lifestyle – the top apartment is bright and light throughout the year – and the convenience of having both an income and a workspace. If we could keep it we would, but are sure that the new owners will loving putting their mark on it as much as we have!"

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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