



5 Upper Lewes Road, Brighton, BN2 3FJ

£210,000 Leasehold

Spacious ONE BEDROOM GROUND FLOOR PATIO FLAT situated within this attractive period conversion. some of the features & accommodation include a BAY FRONTED LOUNGE with feature fireplace, MODERN FITTED KITCHEN, REFITTED BATHROOM, gas heating, DOUBLE GLAZING & a PRIVATE REAR PATIO GARDEN. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents.

Communal Hallway

Personal front door leading to:

Entrance Hall

Being semi open plan to kitchen, wall mounted electric fuse box, door to:

Lounge

Central heating radiator, cast iron feature fireplace with tiled inserts, wooden surround & mantle, range of original style cupboards & shelving built into chimney recess, coved ceilings, large uPVC double glazed bay window to front.

Kitchen

Modern fitted kitchen comprising a range of base & drawer units with roll edge laminated work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner gas hob with electric 'Hotpoint' oven under & cooker hood over, space & plumbing for washing machine, space for further appliances, part tiled walls, tiled flooring, central heating radiator, uPVC double glazed window to side, door to:

Bathroom/WC

White suite comprising panelled bath with mixer tap & shower attachment, pedestal wash hand basin with mixer tap, low level close coupled push button WC, central heating radiator, part tiled walls, tiled flooring, ceiling spotlights, uPVC double glazed window to side.

Bedroom

Cupboard housing gas boiler, uPVC double glazed door to rear leading to outside.

Outside

Patio

Private patio garden, storage shed.

Total approx floor area

337 sq.ft (35.0 sq.m.)

Parking zone: J

Council Tax Band: A

What the owner says:

"I've thoroughly enjoyed my time in this flat, it's been a wonderful home filled with many happy memories. One of my favourite features is the private courtyard garden; it's the perfect spot to sit and unwind on a summer's evening, glass of wine in hand, or to enjoy some fresh air and a coffee to kick start the day.

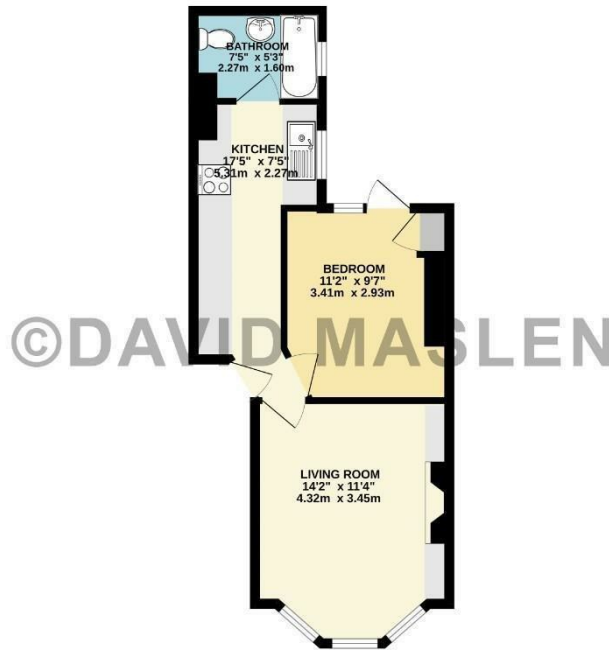
The flat has a bright and welcoming atmosphere with the bay windows giving the living room lots of natural light throughout the day. I will genuinely miss those cosy winter nights with a great film by the fireplace.

The location was a big selling point to me with so much to offer on my doorstep, and it certainly delivered.

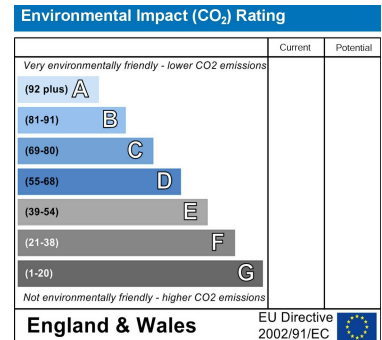
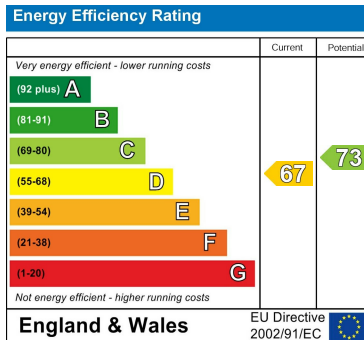
Within walking distance you can visit the seafront, Brighton's iconic Laines and plenty of buzzing local shops, pubs and restaurants. I can definitely recommend a roast at the Signalman, or a coffee at Curio. It's the perfect balance of vibrant city culture, but still giving me the peace and quiet of suburbia."



UPPER LEWES ROAD
377 sq. ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 377 sq.ft. (35.0 sq.m.) approx.
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IMPORTANT

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