



## 35b Upper Lewes Road, Brighton, BN2 3FH

£235,000 Share of Freehold

\*\*\* SOLD VIA MASLEN ESTATE AGENTS \*\*\* A well presented 1 double bedroom GROUND FLOOR FLAT located close to independent shops & cafes. The property has a LOVELY WEST FACING COURTYARD GARDEN laid to pebble shingle, front garden, smart modern kitchen & is AVAILABLE CHAIN FREE. Viewings are highly recommended. Energy Rating: C75 Exclusive to Maslen Estate Agents.

Front door to:

### **Hallway**

Understairs storage cupboard housing electrical fuse and meter, recessed spotlights, wood laminate flooring.

### **Lounge**

uPVC double glazed bay window to front, 2 radiators, wood laminate flooring, original coved ceiling and fitted floated shelving to the chimney breast recess.

### **Bedroom**

uPVC double glazed door to garden, wood flooring, built-in wardrobe, recessed spotlights, radiator.

### **Shower Room**

Corner shower cubicle with mains fed shower over, wash hand basin with integrated vanity unit & mixer tap, WC, tiled wall, tiled floor, heated towel rail, uPVC window with double glazed frosted glass, recessed spotlights.

### **Kitchen**

Range of kitchen fitments comprising wall and base units with roll edge worked surfaces over, inset stainless steel single drainer with mixer tap, inset 4 ring gas hob with cooker below, space for fridge, space & plumbing for washing machine, wall mounted boiler, laminate flooring, uPVC double glazed window and door to garden.

### **Patio Garden**

A walled westerly facing, rear court yard garden laid to pebble shingle, outside tap and shed.

### **Total approx floor area**

40.5 sq.m. (436 sq.ft.)

### **Parking zone J**

### **Council tax band A**

V1



GROUND FLOOR  
40.5 sq.m. (436 sq.ft.) approx.



TOTAL FLOOR AREA: 40.5 sq.m. (436 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, 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 relied on only 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.  
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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	75	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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