



## 56 Southdown Avenue, Brighton, BN1 6EH

£300,000 Leasehold

BEAUTIFULLY PRESENTED one bedroom FIRST FLOOR (TOP) CONVERSION FLAT situated in this very SOUGHT AFTER ROAD within the GOLDEN TRIANGLE close to both Preston Park and the cafes & independent shops of Fiveways. The flat itself is offered for sale with NO ONWARD CHAIN & has many impressive highlights including PERIOD FEATURES, a large bright lounge and a STUNNING SHARED GARDEN. Energy Rating: D62

## Communal Hallway

Front door & stairs to:

## First (Top) Floor

### Hallway

Cupboard housing meters, radiator, hatch to loft.

### Kitchen

Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, integrated oven with 4 ring gas hob over & extractor above, space & plumbing for washing machine, space for large fridge/freezer, space for further appliances, cupboard housing 'Glow-Worm' combi boiler, vinyl flooring, part tiled walls, feature fireplace, radiator, ceiling coving, window & patio door to rear garden.

### Bathroom

White suite comprising tiled panelled bath with mixer tap & hand grips, rainfall shower head over, shower screen, pedestal wash hand basin, low level WC with dual flush, radiator, 2 x windows to side with frosted glass, fully tiled walls, vinyl flooring.

### Bedroom

Feature fireplace, wardrobe space built into chimney recesses, ceiling cornicing, radiator, uPVC double glazed windows to rear.

### Lounge

Fireplace with tiled hearth, stripped wooden floorboards, ceiling cornicing, radiator, sash bay window to front, further sash window to front.

### Outside

#### Shared Garden

Steps down to shared garden with patio area, further lawned area with space for table & chairs, array of mature pot plants & shrubs, walled boundaries, shed.

### Total approx Floor Area

566 sq.ft. (52.6 sq.m.)

### Parking Zone J

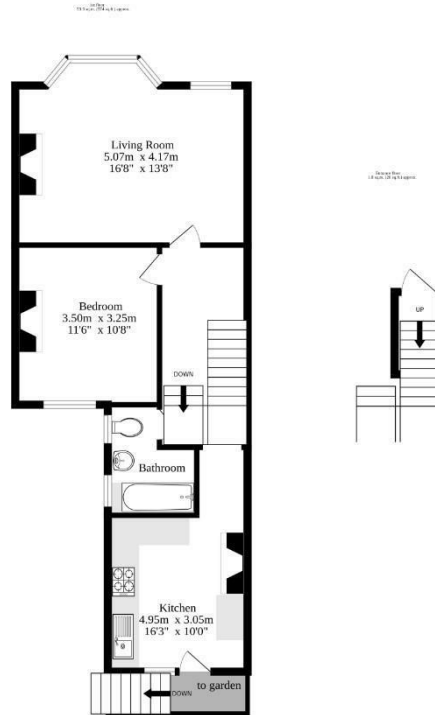
### Council Tax Band B

V1

#### WHAT THE OWNER SAYS:

*"I moved in nearly 20 years ago and if it wasn't for needing to move away from Brighton then I would not be leaving this area or this flat. Fiveways was always the place I wanted to live and this is the best neighbourhood in Brighton and I will miss it very much....but life changes sometimes and I have enjoyed every last minute of the neighbourhood and the garden having bbqs and enjoying the sun trap I have been accustomed too for so long."*





FFF Southdown Avenue  
 TOTAL FLOOR AREA : 55.1 sq. ft. (594 sq. ft.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only and prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
 Made with Metago CAD2D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>
		<b>62</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>
		<b>59</b>

**IMPORTANT**

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

**IMPORTANT**

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.  
 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**

**SALES**

39 Lewes Road,  
 Brighton,  
 BN2 3HQ  
 t: (01273) 677001  
 e: lewesroad@maslen.co.uk

**LETTINGS**

First Floor offices,  
 39 Lewes Road,  
 Brighton, BN2 3HQ  
 t: (01273) 321000  
 e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.