



94a Riley Road, Brighton, BN2 4AH

£275,000 Share of Freehold

Located on the first floor of a charming red brick PERIOD BUILDING on a tree lined residential street, this beautifully presented one bedroom garden flat combines character & MODERN living. Situated in the desirable Coombe Road area, the property is close to local shops, amenities & regular bus routes into the city centre plus excellent road links to the A27. Highlights include; a BRIGHT & WELCOMING lounge with a wood burning stove, a STYLISH fitted kitchen with breakfast bar, a private rear patio garden & the added benefit of a useable BOARDED LOFT SPACE with radiator & lighting. Offered CHAIN FREE this is a fantastic opportunity for first-time buyers, downsizers, or investors seeking a well located Brighton home. Viewings are highly recommended. Energy Rating: C73 Exclusive to Maslen Estate Agents.

Communal front door to:

Communal Hallway

Personal front door to:

Hallway

Stairs Rising to first floor, wood effect flooring, radiator, hatch to boarded loft space, doors to all rooms.

Kitchen

Range of wall, base & drawer units with wooden work surfaces over, inset stainless steel 1.5 bowl sink drainer unit with mixer tap, integrated dishwasher, inset 4 ring hob with extractor over, integrated oven below, integrated washing machine, space for fridge/freezer, breakfast bar seating, wall mounted 'Baxi' boiler, recessed spotlights, window to side, door to:

Bathroom

Wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, wall mounted shower unit over, glass shower screen, part tiled walls, tiled floor, recessed spotlights, radiator, window to side with frosted glass, door to rear.

Cloakroom

WC with push button flush, wash hand basin with mixer tap & vanity storage below, part tiled walls, tiled floor, window to side.

Bedroom

Window to rear, radiator, built in wardrobe, wood effect flooring.

Lounge

2 x windows to front, 2 x radiators, wood effect flooring, log burner, shelving into chimney breast recess.

Boarded Loft Space

Boarded loft space with Velux window, radiator, eaves storage cupboards.

Outside

Rear Garden

Decked balcony with steps down to patio area, enclosed by brick walling, range of flowering shrubs.

Total approx floor area

76.0 sq.m. (817.9 sq.ft.)

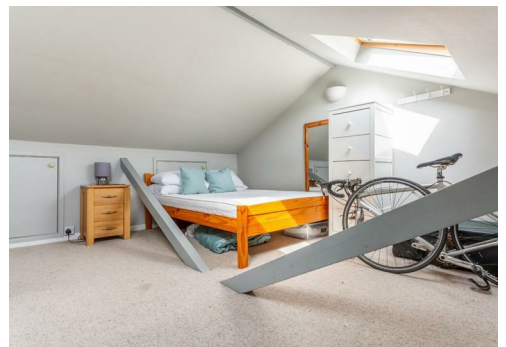
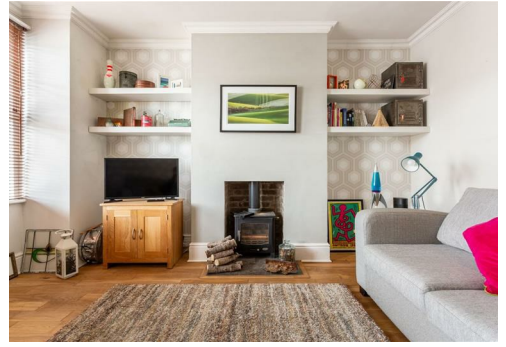
Council tax band

Parking zone U

V1

What the owner says:

"I've had a fantastic 8yrs living in this flat as my first solely owned property. The pictures show the bright airiness of the lounge in the summer but I like nothing more than lighting the wood burner on a dark winters evening and getting cozy. The flat is in a great location - really close to the bus and train station or close by to a walk on the downs. I'll be sad to see the flat go but have outgrown it now and feel it's time to move on."

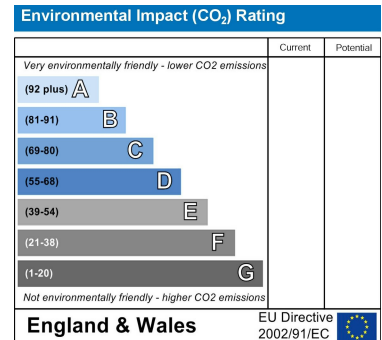
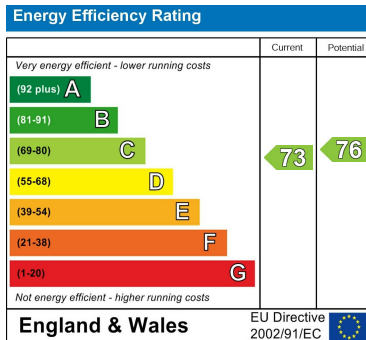




Total area: approx. 76.0 sq. metres (817.9 sq. feet)

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.

Riley Road



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.