



14 De Montfort Road, Brighton, BN2 3AU

£250,000 Leasehold

An attractive and well presented 1 bedroom ground floor GARDEN FLAT situated in a popular street just off of Elm Grove close to Hanover. This property benefits from; a SUNNY rear garden, separate MODERN fitted kitchen & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents

Communal front door to:

Communal Hallway

Personal front door to:

Lounge

Bay window to front, wood effect flooring, 2 x radiators, feature fireplace, wall mounted heating thermostat, doors to both rooms.

Bedroom

Window to rear, wood effect flooring, radiator.

Kitchen/Breakfast Room

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset hob with extractor over, integrated oven below, integrated eye level microwave, space for fridge/freezer, space & plumbing for washing machine, wall mounted 'Worcester' boiler, 2 x radiators, under stairs storage cupboard, part tiled walls, tiled floor, window to side, door to side.

Shower Room

WC with push button flush, pedestal wash hand basin with mixer tap, shower cubicle with mains fed shower over, ladder style heated towel rail, tiled walls, tiled floor, wall mounted extractor fan, 2 x windows to rear with frosted glass.

Outside

Rear Garden

Raised patio seating area, enclosed by brick walling.

Total approx floor area

59.2 sq.m. (569.8 sq.ft.)

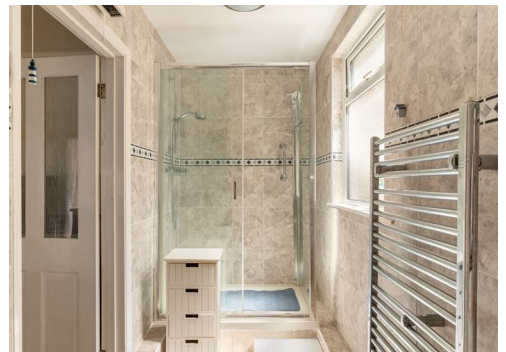
Parking zone V

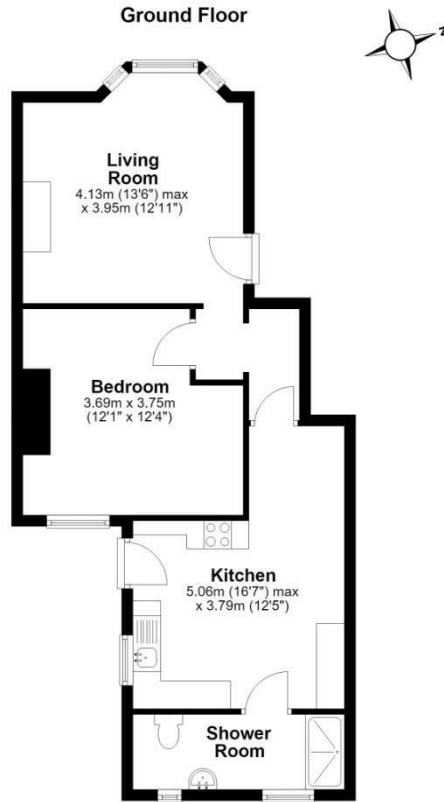
Council tax band A

V1

What the owner says:

"My sister enjoyed very much living at 14 De Montfort Road, she lived there for just over 30 years with her Husband. They were close to all amenities including the town. The neighbours are very friendly and helpful. It is a quiet road, the public house at the beginning of the road is very popular and busy, it's the ideal place the quiet life with nice neighbours."





Total area: approx. 52.9 sq. metres (569.8 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.

De Montfort Road

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

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

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