



## 14 The Crestway, Brighton, BN1 7BN

Offers in excess of £200,000 Leasehold

Nestled in this POPULAR residential area is this SPACIOUS 2 bedroom flat. The property features a good sized lounge/dining room, perfect for entertaining guests or enjoying quiet evenings at home. Both bedrooms offer AMPLE SPACE, making them ideal for a small family, a couple or even as a home office. Whether you are a first-time buyer or looking for a project, this property is BRIMMING WITH POTENTIAL and awaits your personal touch. Viewings are highly recommended. Energy Rating: C72 Exclusive to Maslen Estate Agents

Front door to:

### **Lobby**

Double glazed window to front, storage cupboard, uPVC door to flat.

### **Hallway**

Coat hooks, radiator, entry phone, cupboard housing electricity meter and fuse box, wall mounted thermostat, hatch to loft, doors to:

### **Bedroom**

Double glazed window to rear with far reaching views, radiator.

### **Bedroom**

Double glazed window to rear with far reaching views, radiator.

### **Bathroom**

White suite comprising shower cubicle with electric shower over, pedestal was hand basin, low level WC, chrome heated towel rail, tiled floor, tiled walls, double glazed window to front with privacy glass.

### **Lounge/Dining Room**

Double glazed window to rear with far reaching views, radiator, wall mounted electric heater, storage cupboard.

### **Kitchen**

Range of wall and base units with roll edged work surfaces over, inset stainless steel sink and drainer, 4 ring hob with extractor over, space for tall fridge freezer, space and plumbing for washing machine, space for tumble dryer, wall mounted combi boiler, part tiled walls, tiled floor, double glazed window to front.

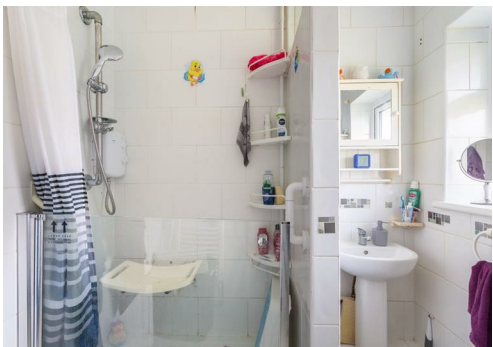
### **Total approx floor area**

62.6 sq.m. (674.3 sq.ft.)

### **Council tax band B**

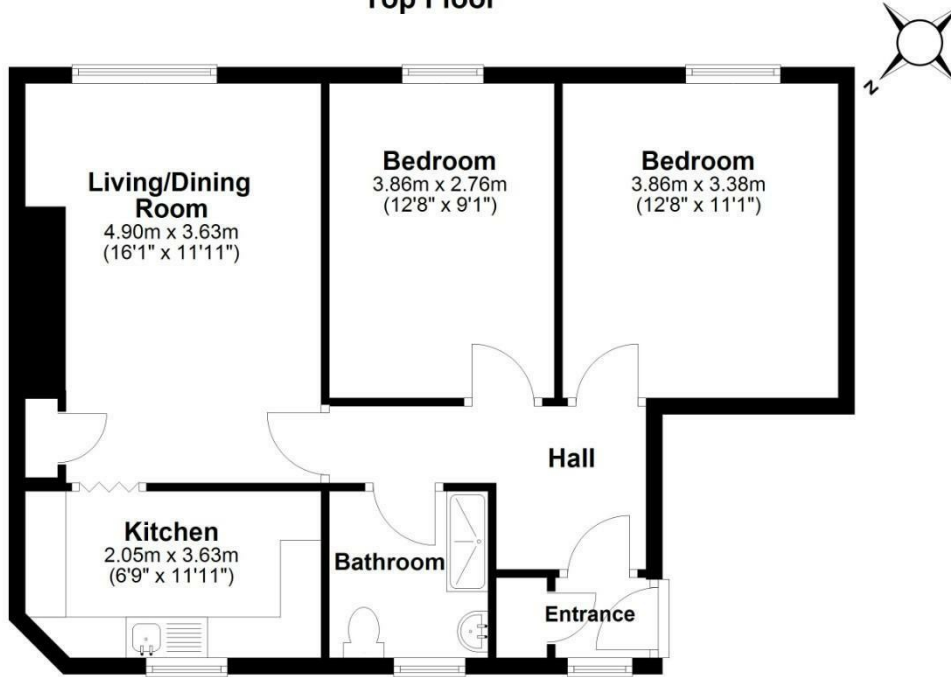
### **V1**







## Top Floor



Total area: approx. 62.6 sq. metres (674.3 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 misstatement. 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.

## The Crestway

### 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### 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 |                         |           |
| <b>England &amp; Wales</b>                                      | 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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