24 Park Crescent, Brighton, BN2 3HA

£350,000 Share of Freehold

Price Guide: £350,000 - £375,000 A 2 bedroom ground floor flat located in prestigious Park Crescent. This property has access to spectacular & picturesque residents' gardens. Some of the other property highlights include; the SPACIOUS OPEN PLAN lounge/diner with a door onto a SUNNY PRIVATE BALCONY, bathroom & further cloakroom. Viewings are highly recommended. Energy Rating: D61 Exclusive to Maslen Estate Agents

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Front door to:

Hallway
Built in storage cupboards, wall mounted entryphone, doors to all rooms.

Bedroom
Sash window to front, radiator.

Bedroom
Sash window to front, radiator.

Cloakroom
WC, wash hand basin with hot & cold taps, laminate flooring, part tiled walls, ceiling mounted extractor fan.

Bathroom
WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, hand held attachment, ceiling mounted extractor fan, part tiled walls, laminate flooring.

Open Plan Lounge/Dining Room
Radiator, 2 x sash windows to rear, door to side, door to kitchen.

Kitchen
Range of wall, base & drawer units with roll edged work surfaces, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring hob, integrated oven below, space for fridge/freezer, built in storage cupboard, part tiled walls, laminate flooring, sash window to rear.

Balcony
With views of the residents gardens.

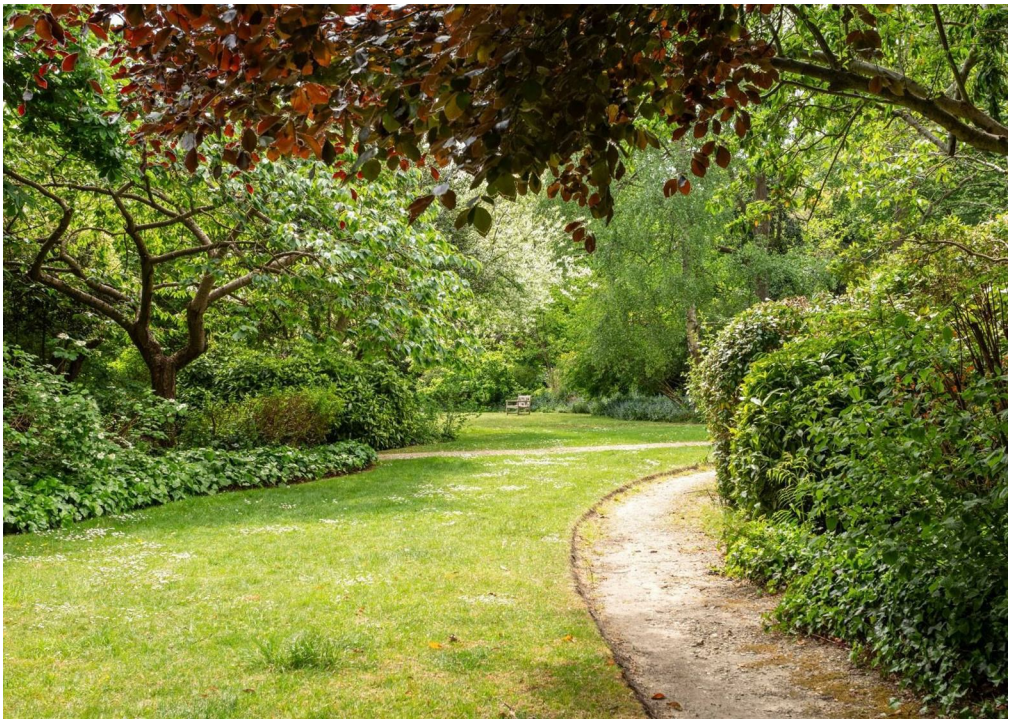
Access to residents gardens.

Total approx floor area
65.1 sq.m. (700.7 sq.ft.)

Parking zone J

Council tax band B

V1

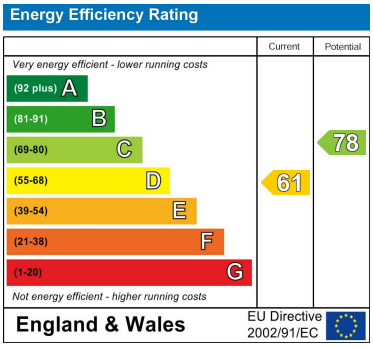


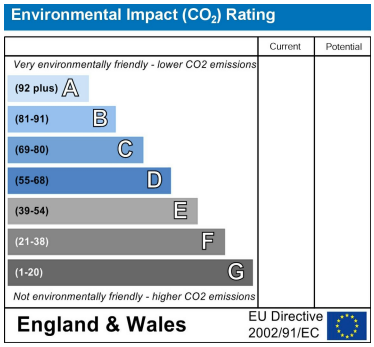
Ground Floor

Total area: approx. 65.1 sq. metres (700.7 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.

Park Crescent





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

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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.
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COVERING THE CITY

SALES
39 Lewes Road,
Brigton,
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

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