21C Hartington Road, Brighton, BN2 3LJ

Price guide £260,000 Leasehold

Price Guide: £260,000 - £270,000 ** A RECENTLY RENNOVATED 1 bedroom lower ground floor flat with a good sized REAR GARDEN within this attractive period conversion. Other features include; SPACIOUS BAY FRONTED lounge, MODERN kitchen & bathroom, gas heating & double glazing. Internal inspection comes highly recommended. Energy Rating: D62 Exclusive to Maslen Estate Agents.

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Steps down to patio area and private entrance, under stair storage cupboard, wall mounted gas meters and water meter.

Hallway
Wall mounted fuse board and cupboard housing electric meter, double radiator, coat hooks, recess spotlights, wall mounted thermostat, doors to:

Bathroom
White suite comprising panelled bath with mixer taps & mains plumbed shower over, pedestal wash hand basin with tile splash back, low level WC, sash window to front with privacy glass, vinyl flooring, part tilled walls, reccessed spotlights.

Lounge
2 x sash windows to front, feature fire place with wooden mantle above (original piece of wood from the West Pier), radiator, wall lights.

Bedroom
Sash window to rear, radiator, shelves and hanging rail in chimney recess.

Kitchen
Range of white gloss wall and base units with roll edged work surfaces over, inset stainless steel sink unit with mixer taps and drainer, space for fridge freezer, space and plumbing for washing machine, wall mounted valiant combi boiler, part tilled walls, tilled flooring, recess spotlights, x2 sash windows to front, patio door to rear garden.

Outside

Rear Garden
Patio garden with space for table and chairs, walled boundaries.

Total approx floor area
46 sq.m. (495.4 sq.ft)

Parking zone V

Council tax band A

V2

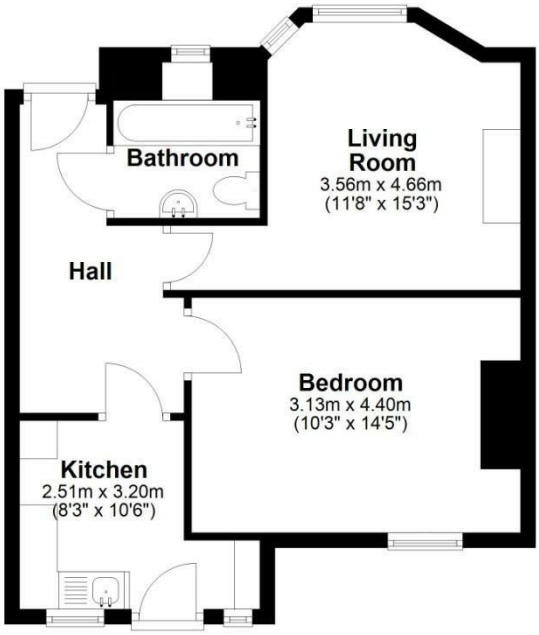
What the owner says:

"We have absolutely loved living in this flat. As our first home, it has been the perfect place to start, offering both comfort and character in a fantastic location. Situated close to Hanover, with the beach and city centre just a short walk away, it really offers the best of Brighton living.

The flat itself is bright, spacious and full of natural light, thanks to its beautiful large bay windows. One of the standout features for us has been the garden, which enjoys sunshine throughout the day and provides a peaceful space to relax and unwind.

We are very sad to be moving on, but we hope the next owners will enjoy everything this wonderful home has to offer just as much as we have."

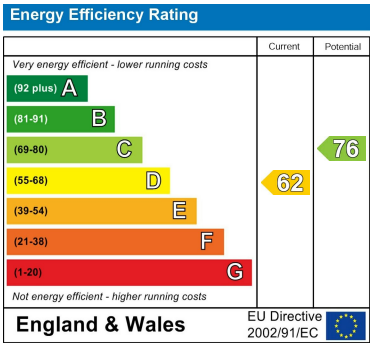
Lower Ground Floor

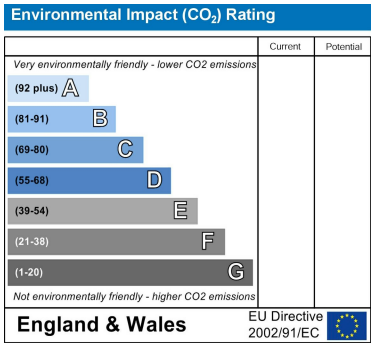


Total area: approx. 46.0 sq. metres (495.4 sq. feet)

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.

Hartington Road





IMPORTANT
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