

7, Old College House , Brighton, BN2 9SY

£320,000 Leasehold

BEAUTIFULLY PRESENTED 1 double bedroom ground floor flat within this attractive converted college. Offered for sale with NO ONWARD CHAIN, other highlights include; views over The Level, SPACIOUS lounge/dining room, MODERN fitted kitchen & bathroom, communal garden & on site concierge. Viewings are highly recommended. Energy Rating: C74 Exclusive to Maslen Estate Agents.

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DAVID MASLEN ESTATE AGENTS

Communal front door with feature entryphone leading to:

Communal Hallway
Impressive hallways & access to concierge office, personal front door leading to:

Entrance Hall
Central heating radiator, solid oak wooden flooring, wall mounted door entryphone receiver, ceiling spotlights, built in cupboard with hanging rail & shelf, door to:

Lounge/Dining Room
2 x central heating radiators, continuation of solid oak wooden flooring, ceiling spotlights, 3 x sash windows with secondary glazing to front over looking The Level, large opening to:

Kitchen
Modern fitted kitchen comprising a range of wall, base & drawer units with laminated work surfaces over, inset stainless steel 1 & a half bowl sink unit with mixer tap, inset 4 burner 'Zanussi' electric hob with cooker hood over, fitted electric oven & microwave, integrated fridge/freezer, central heating radiator, continuation of solid oak wooden flooring, cupboard housing 'Worcester' gas boiler, sash window with secondary glazing to front overlooking The Level.

Bathroom
Comprising tile panelled bath with mixer tap & thermostatically controlled shower unit over, wall mounted wash hand basin with mixer tap, low level push button WC with concealed cistern, fully tiled walls & floor, heated towel rail.

Bedroom
Central heating radiator, range of built in wardrobes with hanging rail & shelves, windows with secondary glazing to front overlooking The Level, ceiling spotlights.

Communal Gardens
Attractive communal gardens to rear.

Concierge
There is an on site concierge service.

Total approx floor area:
55.8 sq.m. (600.4 sq.ft.)

Council Tax Band: D

Parking Zone: Y

V1













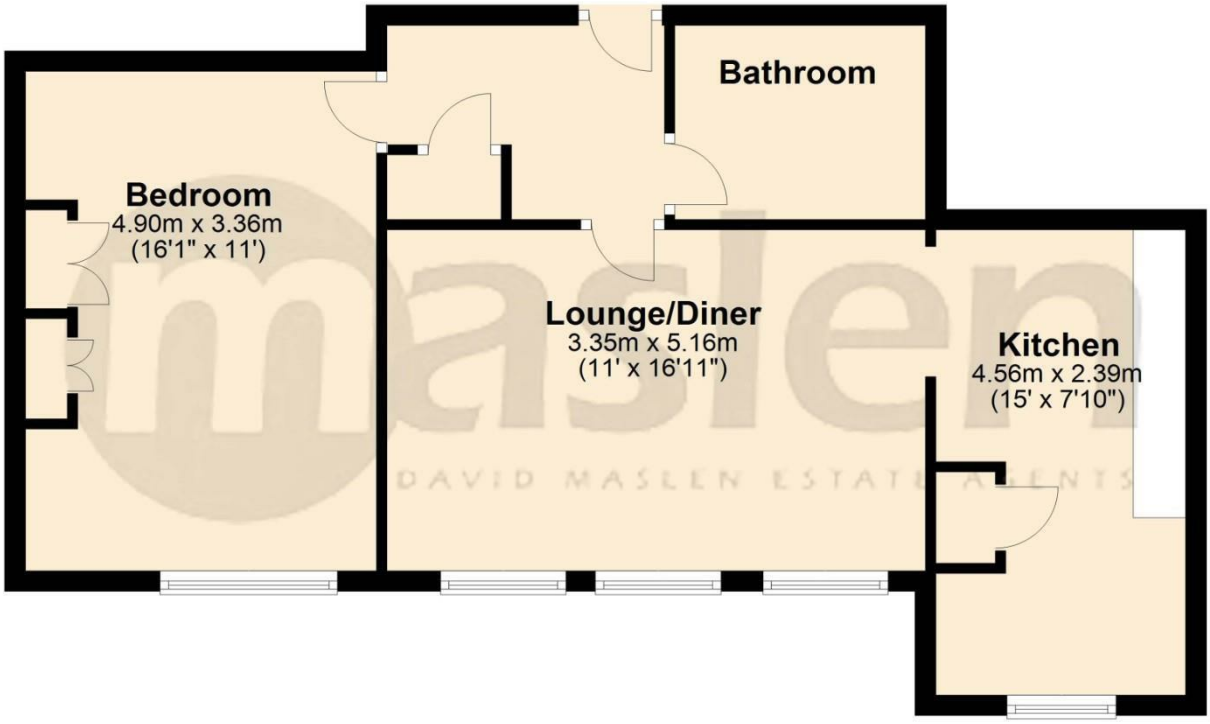


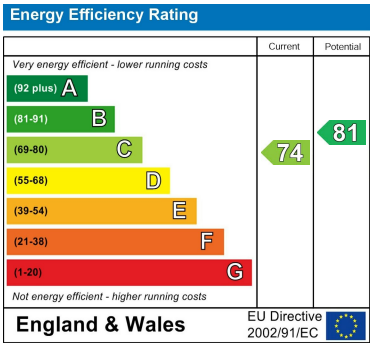


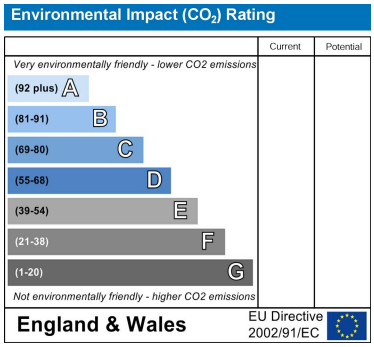


Floor Plan

Approx. 55.8 sq. metres (600.4 sq. feet)







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

IMPORTANT

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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.

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.

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