



12 Newport Street, Brighton, BN2 3HL

£350,000 Freehold

This 2 bedroom first & second floor maisonette is located within an attractive red brick Edwardian building. Ideally located in a quiet residential street in central Brighton, close to local independent shops & cafes, approximately 10 minutes walk from Brighton Station. The property offers wonderful accommodation including; a light & airy lounge with CAST IRON FIREPLACE, tasteful décor throughout, a SMART MODERN KITCHEN & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: C70 Exclusive to Maslen Estate Agents.

Communal front door to:

Communal Hallway

Personal front door to:

Hallway

Stairs rising to first floor, coved ceiling, dado rail, picture rail, radiator, wall mounted heating thermostat, doors to all rooms.

Kitchen

Range of base units with wooden work surface over, inset double bowl stainless steel sink unit with mixer tap, space for oven, space & plumbing for washing machine, integrated fridge & freezer, wall mounted shelving, double glazed window to rear, wood effect flooring.

Bathroom

Suite comprising corner bath with mixer tap & shower attachment, wash hand basin with mixer tap, low level WC. Heated towel rail & radiator, double glazed window to rear, part tiled walls, laminate flooring.

Bedroom

Pair of sash windows to rear, dado rail, radiator.

Lounge

Pair of sash windows to front, radiator, coved ceiling, attractive feature fireplace & mantle. Door with stairs rising to:

Bedroom

Radiator, Velux windows to front & rear, hatch to eaves storage space, wood effect flooring.

Total approx floor area

64.2 sq.m. (691 sq.ft.)

Parking zone J

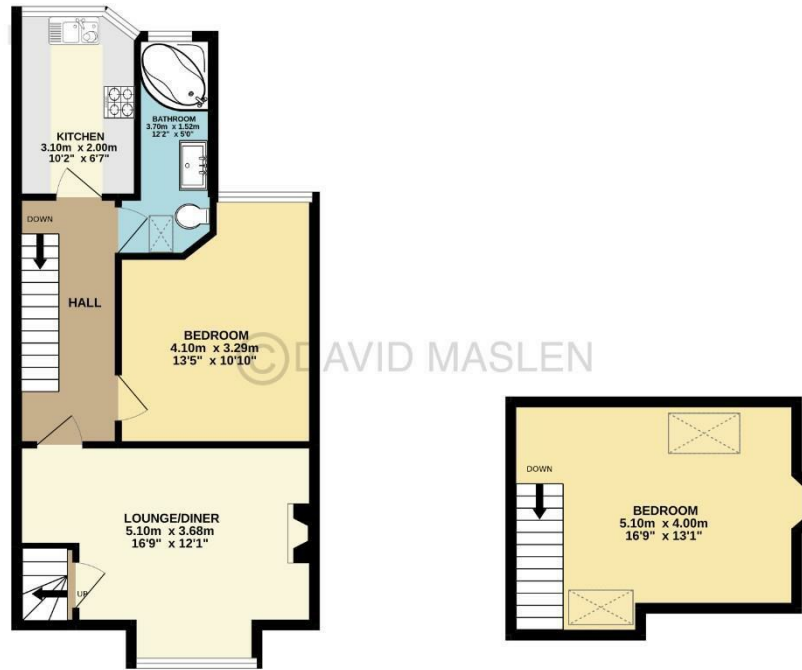
Council tax band A

V1



FIRST FLOOR
46.5 sq.m. (500 sq.ft.) approx.

2ND FLOOR
17.7 sq.m. (191 sq.ft.) approx.



TOTAL FLOOR AREA - 64.2 sq.m. (691 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metropix C2022

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.

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 (CO₂) 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	

COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
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



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.