



24 Park Crescent, Brighton, BN2 3HA

£325,000 Share of Freehold

Price Guide: £325,000 - £350,000 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

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.

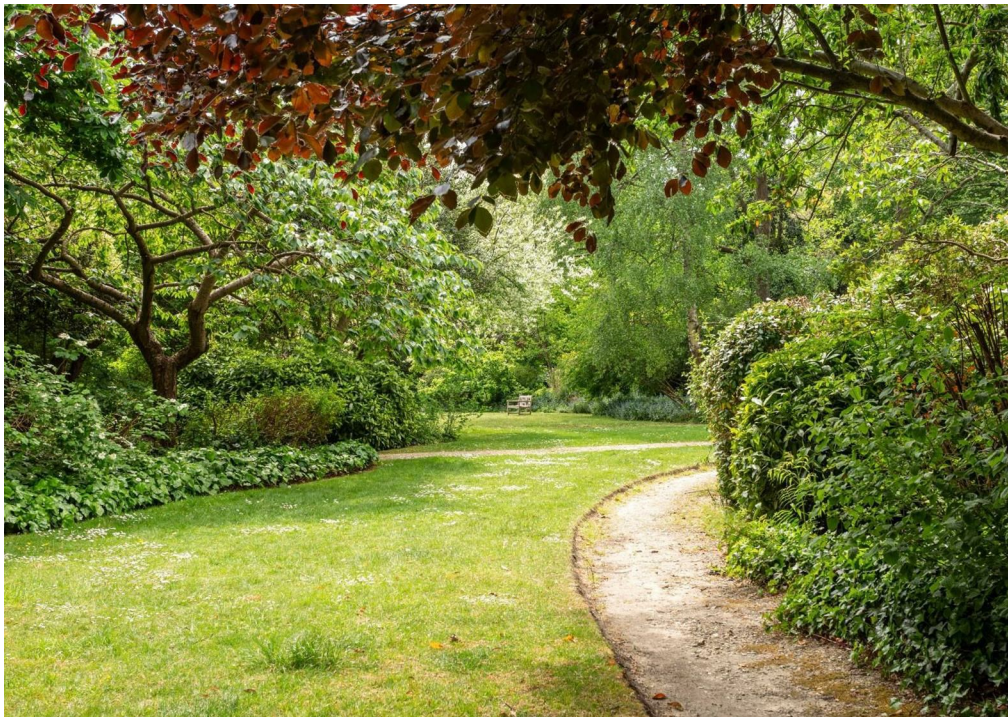
Total approx floor area

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

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	78

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	

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.

COVERING THE CITY

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