

66 Bonchurch Road, Brighton, BN2 3PH

£197,500 Leasehold

A WELL-ARRANGED 1 DOUBLE BEDROOM raised ground floor flat located just off Elm Grove, close to Hanover and Lewes Road and its independent shops and cafes. The flat has a lovely living room with a west-facing bay window to the front, modern bathroom, access to a COMMUNAL GARDEN and a PARKING space in a secure underground car park. Exclusive to Maslen Estate Agents. Energy Rating: D58

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DAVID MASLEN ESTATE AGENTS

Communal front door to:

Communal Hallway
Personal front door to:

Entrance Hall
Wall mounted entry phone, cupboard housing hot water cylinder, doors to:

Lounge
Double glazed bay window to front, wall mounted electric heater, laminate flooring.

Kitchen
Range of wall and base units with roll edged work surfaces over, inset stainless steel sink unit and drainer, integrated oven with 4 ring electric hob over extractor above, space and plumbing for washing machine, space for fridge, part tiled walls, laminate flooring, double glazed window to rear.

Bathroom
White suite comprising panelled bath with mains plumbed shower over, pedestal wash hand basin with mixer tap, low level WC with dual flush, double glazed window to side with privacy glass, tiled floor, tiled walls.

Bedroom
Double glazed window to rear, wardrobes, wall mounted electric heater, laminate flooring.

Outside

Communal Garden
Steps to lawned area - dryer for clothes.

Parking
Parking space 66

Total approx floor area
36.1 sq.m. (388.6 sq.ft.)

Parking zone S

Council tax band B

V1

What the owner says:

"This was such a good first home of my own for me. The neighbours are lovely, communal areas are always tidy, I felt safe. There is lovely light in the living room and garden space is a nice addition. Garage is an absolute revelation in Brighton!"



















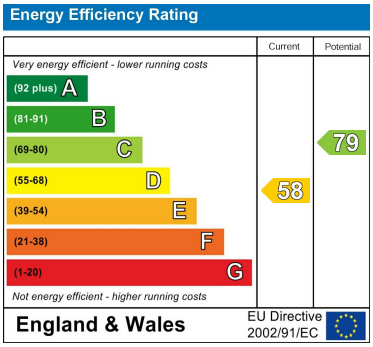
Ground Floor

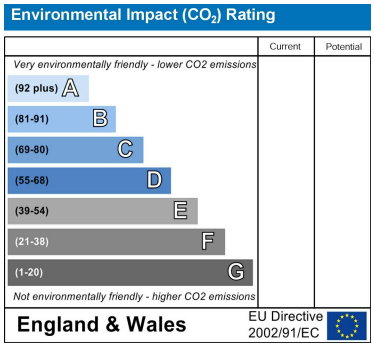


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

Bonchurch Road





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