Sillwood Gate Sillwood Street, BN1 2LG

£300,000 Leasehold

Price Guide: £300,000 - £325,000 ** Spacious 2 bedroom maisonette situated on a SOUGHT AFTER street in the heart of central Brighton, located just moments from the seafront and the vibrant amenities of Western Road, where you'll find an excellent selection of independent shops, cafés, restaurants and supermarkets. The property itself features a bright and spacious OPEN PLAN bay fronted dual aspect living and dining area, a separate fitted kitchen, 2 well proportioned double bedrooms, a family bathroom and the added convenience of a separate WC. Offered to the market CHAIN FREE and exclusively through Maslen Estate Agents, this fantastic home presents an excellent opportunity for first time buyers, investors, or anyone looking to enjoy the very best of Brighton living in a prime central location. Energy Rating: C69

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Own Street Entrance
Front door to:

Hallway
Wall mounted fuse board, radiator, stairs to first floor, coat hooks, wall mounted Worcester thermostat, under stair storage cupboard housing water meter, doors to lounge and kitchen.

Open Plan Lounge/Dining Room

Lounge Area
Sash bay windows to front, radiator.

Dining Room
Sash window to rear, radiator.

Kitchen
Range of wall and base units with roll edged work surfaces over, inset stainless steel sink unit and drainer with mixer taps, integrated oven with 4 ring electric hob over, extractor above, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, vinyl flooring, radiator, sash window to side.

First Floor Landing
x2 storage cupboards one housing Worcester combi boiler.

Bathroom
White suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin, WC with dual flush, radiator, sash window to side, part tiled walls, vinyl flooring.

Cloakroom
WC with dual flush.

Bedroom
Sash window to rear, radiator.

Bedroom
Sash window to front, radiator.

Total approx floor area
82 sq.m. (883.2 sq.ft.)

Parking zone Z

Council tax band C

V1

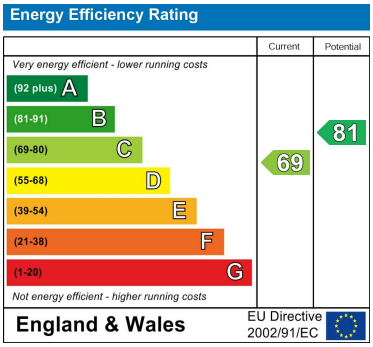
What the owner says:

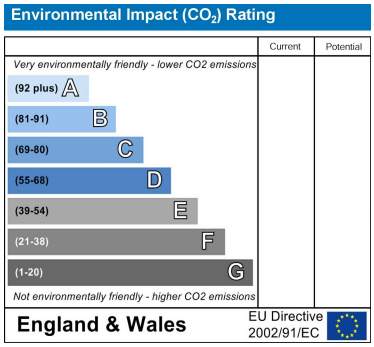
"We purchased this maisonette because we immediately saw its appeal as a well-located Brighton home. Its combination of generous proportions, character features and excellent position close to the seafront and the amenities of central Brighton made it an attractive property from the outset. Over the years it has proved to be an exceptionally easy property to let, with tenants appreciating the convenience of being able to enjoy the best of Brighton right on the doorstep, while having a comfortable and practical home to return to. We hope the next owner will enjoy everything this property and its location have to offer."

Total area: approx. 82.0 sq. metres (883.2 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.

Silwood Gate





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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SALES
39 Lewes Road,
Brigton,
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

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