



8 Franklin Street, Brighton, BN2 3AL

£400,000 Freehold

This well presented 2 bedroom mid-terraced house offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere that enhances the overall appeal of the property and is ideally situated, allowing easy access to local amenities, shops, and the stunning Brighton seafront, making it a prime location for those who appreciate the vibrant lifestyle that this coastal city has to offer. Available CHAIN FREE! Viewings are highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents.

Front door to:

Porch

Door to:

Hallway

Wood effect flooring, radiator, wall mounted heating thermostat, cupboard housing meters, stairs rising to first floor, under stairs storage cupboard, doors to all rooms.

Lounge/Dining Room

Bay window to front, window to rear, 2 x radiators, wood effect flooring.

Kitchen

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset hob with extractor over, integrated oven below, space for appliances, part tiled walls, wood effect flooring, recessed spotlights, 2 x windows to side, door to rear garden.

First Floor Landing

Split level landing, hatch to loft space, doors to all rooms.

Bathroom

WC with push button flush, pedestal wash hand basin with mixer tap, p shaped panelled bath with mixer taps, wall mounted shower unit over. Glass shower screen, ladder style heated towel rail, recessed spotlights , tiled walls, tiled floor, window to rear with frosted glass.

Bedroom

Window to rear, radiator, built in cupboard housing ‘Baxi’ boiler.

Bedroom

Bay window to front, radiator, built in storage cupboard.

Outside

Rear Garden

Laid to patio, steps up to raised patio area, enclosed by brick walling, mature shrubs.

Total approx floor area

68.6 sq.m. (738.6 sq.ft.)

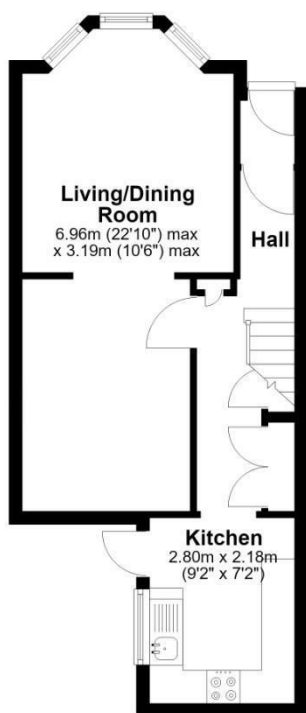
Parking zone V

Council tax band C

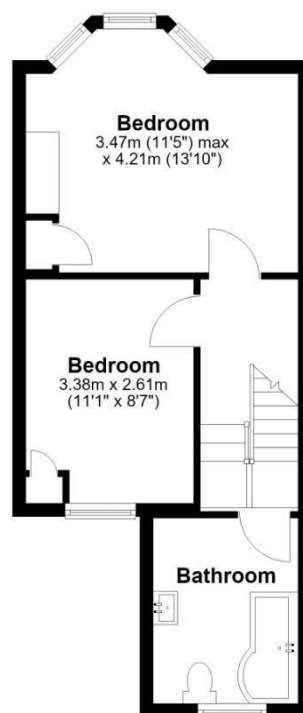
V1



Ground Floor



First Floor



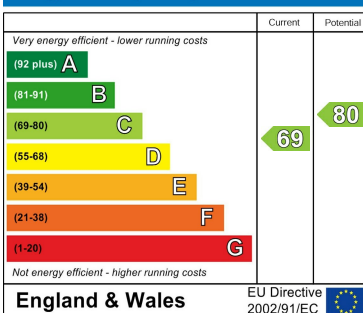
Total area: approx. 68.6 sq. metres (738.6 sq. feet)

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.

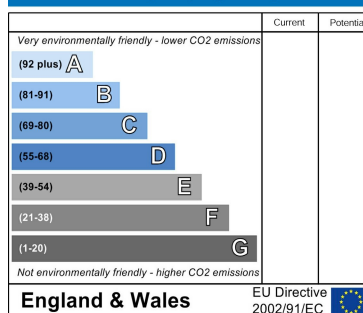
Plan produced using PlanUp.

Franklin Street

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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