



The Deco Building Coombe Road,
£200,000 Leasehold



The Deco Building Coombe Road, Brighton BN2 4EQ

This ONE BEDROOM APARTMENT is situated on the SECOND FLOOR within a 100-year-old converted factory building, close to shops, bars, cafes and bus routes. Highlights include; the OPEN PLAN kitchen/living/dining room with mezzanine level, an abundance of natural light, lift in building & IMPRESSIVE HIGH CEILINGS AND ALLOCATED PARKING SPACE. Viewings are highly recommended. Energy Rating: C78 Exclusive to Maslen Estate Agents

What the owner says:

"We love this flat, especially the simple layout, huge windows and high ceilings. In a super-convenient location for buses and shopping - and with stunning quality of light throughout - it has made a wonderful home. We're sad to be selling."

Communal front door to:

Communal Hallway

Stairs & lift rising to second floor, personal front door to:

Hallway

Recessed spotlights, doors to all rooms.

Bedroom

Window to rear, 3 x wall mounted lights, radiator, wood effect flooring.

Bathroom

WC, pedestal wash hand basin with hot & cold taps, panelled bath with mixer taps & hand held shower attachment over, recessed spotlights, part tiled walls, tiled floor, radiator, ceiling mounted extractor fan.

Open Plan Kitchen/Living/Dining Room

Living/Dining Area

Wood effect flooring, 3 x wall mounted lights, window to rear, radiator, ladder to mezzanine level.

Kitchen Area

Range of wall, base & drawer units with roll edge work surfaces over, inset 1.5 bowl stainless steel single drainer unit with mixer tap, inset 'AEG' hob, integrated oven under, space & plumbing for washing machine, space for fridge/freezer, breakfast bar seating, recessed spotlights, part tiled walls, laminate flooring.

Total approx floor area

59 sq.m. (635.07 sq.ft.)

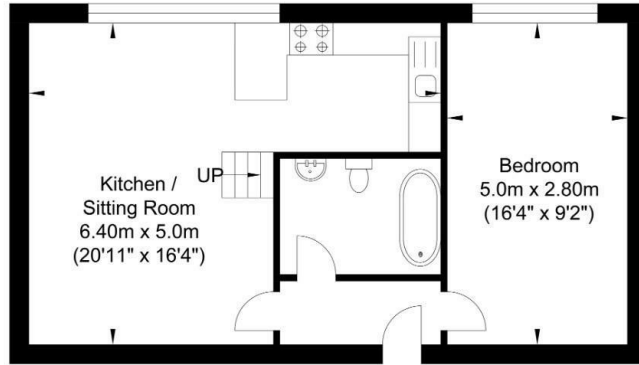
Parking zone U

Council tax band B

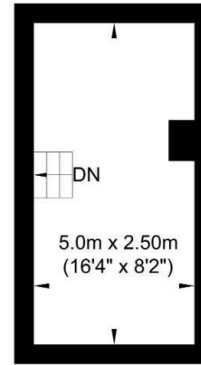
V1



Coombe Road



Second Floor
Approximate Floor Area
500.52 sq ft
(46.50 sq m)



Mezzanine
Approximate Floor Area
134.54 sq ft
(12.50 sq m)



Approximate Gross Internal Area = 59.0 sq m / 635.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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.