



9a Millers Road, Brighton, BN1 5NP

£275,000 Leasehold

*** SOLD VIA MASLEN ESTATE AGENTS ***

Offered for sale with NO ONWARD CHAIN is this tastefully presented 1 bedroom lower ground floor flat. Situated in this POPULAR residential area, the property benefits from low outgoings, a guarantee for damp proofing works, GOOD SIZE ACCOMMODATION, modern kitchen & bathroom/WC, private rear PATIO GARDEN & is close to nearby shops & local buses. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents

maslen
DAVID MASLEN ESTATE AGENTS

Panelled door into:

Entrance Hall

Radiator, storage cupboard.

Lounge

Bay sash window to front, radiator, attractive feature fireplace & mantle.

Bedroom

Sash window to rear, radiator.

Kitchen

Work surface with inset 4 burner gas hob, oven below, extractor hood above, inset stainless steel single drainer sink unit with mixer tap, space & plumbing for washing machine, range of fitted wall mounted & base units, cupboard housing wall mounted boiler, integrated fridge/freezer, wall mounted radiator, breakfast bar, part tiled walls, window glazed panelled door to rear patio/garden.

Shower Room

Large walk in shower with shower screen & wall enclosed shower unit, tiled walls, wash hand basin with fitted storage unit beneath, low level WC, wall mounted heated towel rail, window to side.

Total approx floor area

44.0 sq.m. (473.9 sq.ft.)

Parking Zone A

Council Tax Band A

Maslen Letting Agents would suggest a rental value of £1,300 per calendar month.

What the owner says:

"I've been in this property for five years this year and would quite happily stay forever! I am hoping to move in with my partner and unfortunately need something bigger. But I will be very sad to leave the flat and the area. I absolutely adore Preston Park especially in the summer, with lots of events taking place. Seven dials is also a 10 minute walk. Both have fantastic communities, we even have a whatsapp group for the Millers Road residents, which is very helpful. Being so close to Preston Park station has been excellent for commuting to London, as well as spontaneous weekend trips away, without having to go into Brighton station. There's currently no waiting list for parking zone A and we even have free parking just around the corner!"

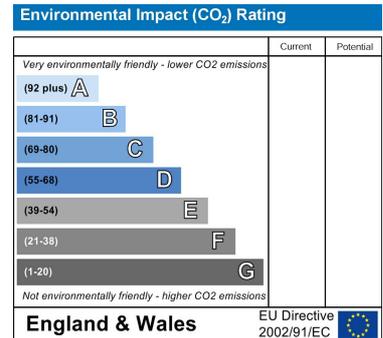
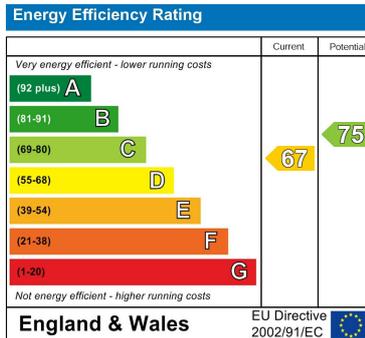


Floor Plan

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 44.0 sq. metres (473.9 sq. feet)



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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