12 Newport Street, Brighton, BN2 3HL

£350,000 Leasehold

An impressive and stylish 2 DOUBLE BEDROOM ground and lower ground floor maisonette with spacious and well-arranged accommodation. The property has a MODERN KITCHEN/DINING ROOM with space for a table and MODERN BATHROOM, beautiful living room with double doors to the PRIVATE WALLED PATIO garden. Located just behind Park Crescent, close to local independent shops and cafes, approx 10 min walk from Brighton Station. Exclusive to Maslen Estate Agents. Energy Rating: D66

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DAVID MASLEN ESTATE AGENTS

Front door to:

Communal Hallway
Personal front door to:

Hallway
Stairs down to lower ground floor, radiator, door to:

Lounge
Stripped wooden floorboards, upright radiator, uPVC double glazed doors to rear garden, door to:

Bedroom
Feature fireplace with slate hearth, 2 x built in wardrobes to chimney breast recess, radiator, 2 x uPVC double glazed windows to front.

Bedroom
Built in double wardrobe storage cupboard, further storage cupboard housing boiler, radiator, uPVC double glazed door to rear garden.

Lower Ground Floor Hallway
Built in cupboard housing electric fuses & meter, access to storage under the living room, cupboard under stairs that has space for a dryer, tiled floor with underfloor heating, recessed spotlights.

Kitchen/Breakfast Room
A contemporary, modern kitchen/breakfast room comprising range of wall, base & drawer units with work surfaces over, 1.5 bowl stainless steel single drainer sink unit with mixer tap, inset 5 ring gas hob with oven under & hood over, built in 'Beko' dishwasher, space for washing machine and fridge/freezer, radiator, recessed spotlights, tiled floor with underfloor heating, tiled splashbacks, uPVC double glazed window & door to garden lower level. Door to:

Bathroom
A modern bathroom comprising 'P' shaped bath with mains fed shower over, pedestal wash hand basin with mixer tap, WC, chrome ladder style towel rail, tiled floor with underfloor heating, uPVC double glazed window with frosted glass.

Outside

Rear Garden
Lower Level: Small paved area with covered storage alcove.
Higher Level: An 'L shaped walled patio garden, 2 x corner brick built flower beds.

Total approx floor area
71.2 sq.m. (766.5 sq.ft.)

Parking zone J

Council tax band A

V1

What the owner says:

"A quiet cul-de-sac with a genuine community feel and lovely neighbours, this has been a great Brighton home. Inside, the rooms are well-proportioned with clever storage throughout- including generous under-living room storage and purpose-built wardrobes in the bedrooms. The garden is a real sun trap, being sheltered by the church makes it perfect for quiet afternoons in the sun. We just loved the location, with the beach, the Laines and town centre all within easy reach, and the cafés and eateries of London Road on the doorstep. The train station and A23 are both nearby too- so it's convenient for commuting or getting out of the city for the day. We hope the next owners love it as much as we have."

More Joy

nice bum.

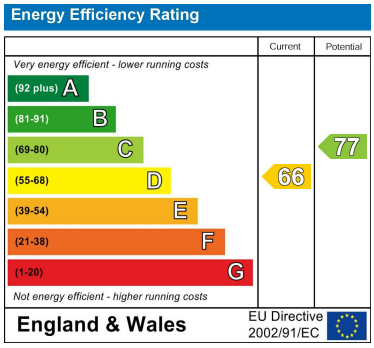
Main area: Approx. 71.2 sq. metres (766.5 sq. feet)

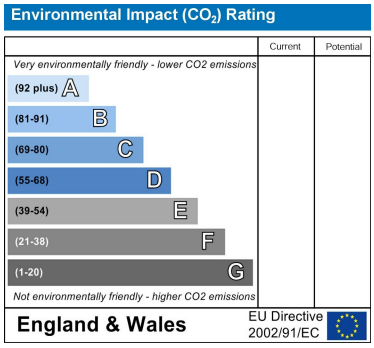
Plus storage, approx. 5.3 sq. metres (57.1 sq. feet)

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.

Newport Street





IMPORTANT

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

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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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