



## 12 Newport Street, Brighton, BN2 3HL

Offers in excess of £300,000 Leasehold

Price Guide: £300,000 - £325,000 \*\* Being sold with the freehold is this 2 bedroom first & second floor maisonette is located within an attractive red brick Edwardian building. Ideally located in a quiet residential street in central Brighton, close to local independent shops & cafes, approximately 10 minutes walk from Brighton Station. The property offers wonderful accommodation including; a light & airy lounge with CAST IRON FIREPLACE, tasteful décor throughout, a SMART MODERN KITCHEN & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: C70 Exclusive to Maslen Estate Agents.

Communal front door to:

### **Communal Hallway**

Personal front door to:

### **Hallway**

Stairs rising to first floor, coved ceiling, dado rail, picture rail, radiator, wall mounted heating thermostat, doors to all rooms.

### **Kitchen**

Range of base units with wooden work surface over, inset double bowl stainless steel sink unit with mixer tap, space for oven, space & plumbing for washing machine, integrated fridge & freezer, wall mounted shelving, double glazed window to rear, wood effect flooring.

### **Bathroom**

Suite comprising corner bath with mixer tap & shower attachment, wash hand basin with mixer tap, low level WC. Heated towel rail & radiator, double glazed window to rear, part tiled walls, laminate flooring.

### **Bedroom**

Pair of sash windows to rear, dado rail, radiator.

### **Lounge**

Pair of sash windows to front, radiator, coved ceiling, attractive feature fireplace & mantle. Door with stairs rising to:

### **Bedroom**

Radiator, Velux windows to front & rear, hatch to eaves storage space, wood effect flooring.

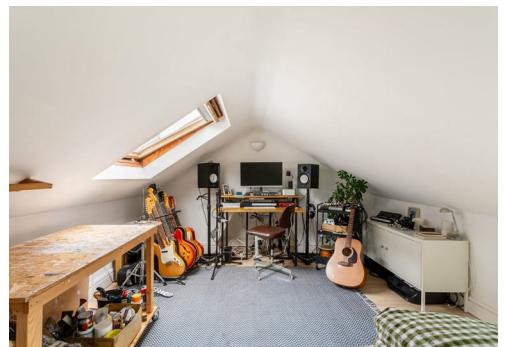
### **Total approx floor area**

64.2 sq.m. (691 sq.ft.)

### **Parking zone J**

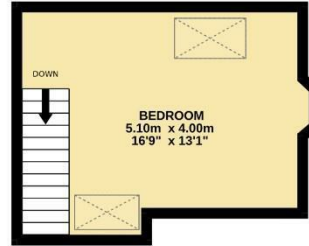
### **Council tax band A**

V1

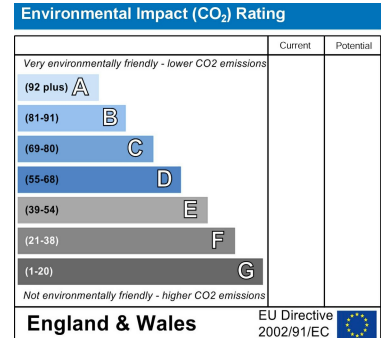
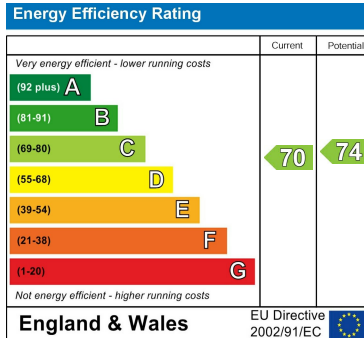


FIRST FLOOR  
46.5 sq.m. (500 sq.ft.) approx.

2ND FLOOR  
17.7 sq.m. (191 sq.ft.) approx.



TOTAL FLOOR AREA: 64.2 sq.m. (691 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency over the years.  
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**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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**COVERING THE CITY**

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