



## 94 Riley Road, Brighton, BN2 4AH

£275,000 Share of Freehold

Located on the first floor of a charming red brick PERIOD BUILDING on a tree lined residential street, this beautifully presented one bedroom garden flat combines character & MODERN living. Situated in the desirable Coombe Road area, the property is close to local shops, amenities & regular bus routes into the city centre plus excellent road links to the A27. Highlights include; a BRIGHT & WELCOMING lounge with a wood burning stove, a STYLISH fitted kitchen with breakfast bar, a private rear patio garden & the added benefit of a useable BOARDED LOFT SPACE with radiator & lighting. Offered CHAIN FREE this is a fantastic opportunity for first-time buyers, downsizers, or investors seeking a well located Brighton home. Viewings are highly recommended. Energy Rating: C73 Exclusive to Maslen Estate Agents.

Communal front door to:

### **Communal Hallway**

Personal front door to:

### **Hallway**

Stairs Rising to first floor, wood effect flooring, radiator, hatch to boarded loft space, doors to all rooms.

### **Kitchen**

Range of wall, base & drawer units with wooden work surfaces over, inset stainless steel 1.5 bowl sink drainer unit with mixer tap, integrated dishwasher, inset 4 ring hob with extractor over, integrated oven below, integrated washing machine, space for fridge/freezer, breakfast bar seating, wall mounted 'Baxi' boiler, recessed spotlights, window to side, door to:

### **Bathroom**

Wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, wall mounted shower unit over, glass shower screen, part tiled walls, tiled floor, recessed spotlights, radiator, window to side with frosted glass, door to rear.

### **Cloakroom**

WC with push button flush, wash hand basin with mixer tap & vanity storage below, part tiled walls, tiled floor, window to side.

### **Bedroom**

Window to rear, radiator, built in wardrobe, wood effect flooring.

### **Lounge**

2 x windows to front, 2 x radiators, wood effect flooring, log burner, shelving into chimney breast recess.

### **Boarded Loft Space**

Boarded loft space with Velux window, radiator, eaves storage cupboards.

### **Outside**

#### **Rear Garden**

Decked balcony with steps down to patio area, enclosed by brick walling, range of flowering shrubs.

### **Total approx floor area**

76.0 sq.m. (817.9 sq.ft.)

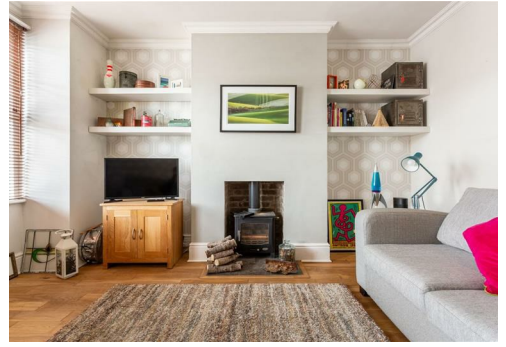
### **Council tax band**

### **Parking zone U**

V1

*What the owner says:*

*"I've had a fantastic 8yrs living in this flat as my first solely owned property. The pictures show the bright airiness of the lounge in the summer but I like nothing more than lighting the wood burner on a dark winters evening and getting cozy. The flat is in a great location - really close to the bus and train station or close by to a walk on the downs. I'll be sad to see the flat go but have outgrown it now and feel it's time to move on."*

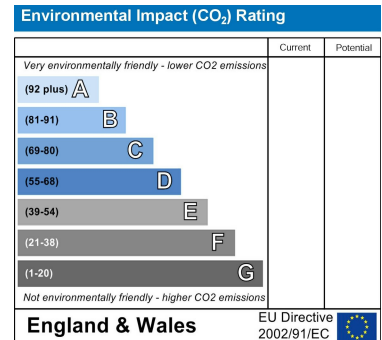
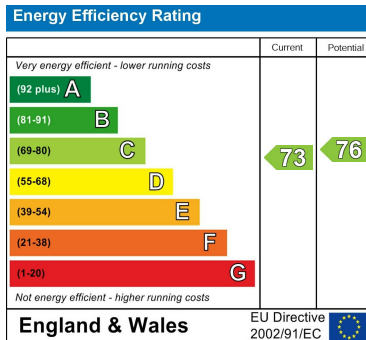




Total area: approx. 76.0 sq. metres (817.9 sq. feet)

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.

Riley Road



**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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