20 Belle Vue Gardens, Brighton, BN2 0AA

£150,000 Leasehold

WELL PRESENTED studio flat situated in this beautiful RED BRICK PERIOD BUILDING within the College Conservation Area, close to the independent shops & cafes of Kemptown, Brighton seafront & the Royal Sussex County Hospital. This city gem is an ideal starter home & offers PANORAMIC VIEWS of the sea. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D55 Exclusive to Maslen Estate Agents.

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Communal door to:

Communal Hallway
Front door to:

Kitchen
Range of wall & base units with roll edge work surfaces over, inset stainless steel sink unit with mixer tap, inset hob, integrated oven under, space for fridge/freezer, laminate flooring, part tiled walls, wall mounted entryphone, door to:

Studio Room
Square bay window to rear with pretty sea views, electric radiator, door to:

Bathroom
WC, pedestal wash hand basin, shower cubicle with wall mounted shower unit, extractor fan, built in wardrobe with space & plumbing for washing machine, electric radiator, 2 x windows to side with frosted glass, part tiled walls, tiled floor.

Total approx floor area
23.1 sq.m. (249.1 sq.ft.)

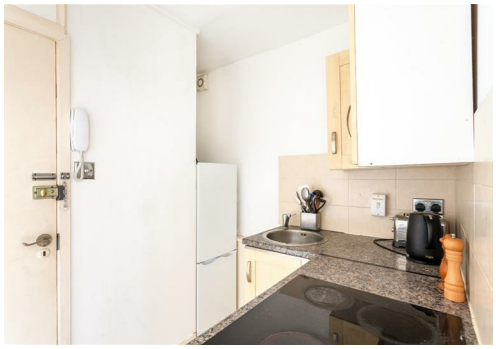
Council tax band A

Parking zone H

V1

What the owner says:

"I've lived in this flat for the past six years and I'm friends with the two people who lived here before me. We've all found it to be a peaceful sanctuary in a friendly neighbourhood. The flat itself is both cozy and spacious, with the perfect little kitchen and bathroom, and the bay windows which brings so much light and air into the place. The expansive 180 sea view is just dreamy, as is waking up to big skies every day. Bills are low because the flat is kept warm by flats above and below, and the south facing windows which catch the sun all day long. The Kemptown area is a great balance, having a quiet village-y feel, but being easy walking distance to the bustle of central Brighton. It's also right on the beach but with easy access to the green. Craven woods just up the hill will take you all the way to the racecourse and the Downs beyond. I do hope the next owners will be as happy here as I've been."

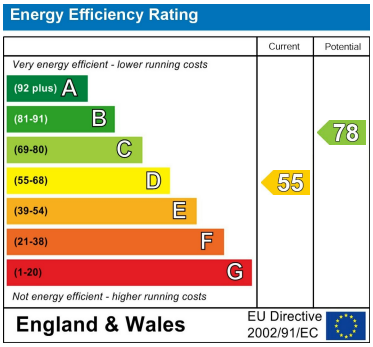


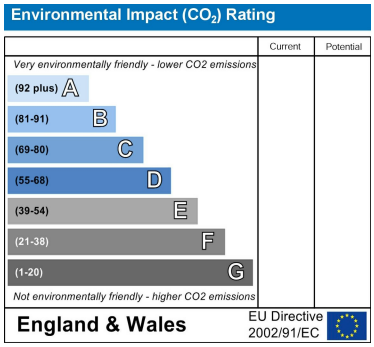
First Floor

Total area: approx. 23.1 sq. metres (249.1 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.

Belle Vue Gardens





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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