35b Bonchurch Road, Brighton, BN2 3PJ

Price guide £300,000 Share of Freehold

Price Guide: £300,000 - £325,000 A beautifully presented 2 double bedroom garden flat in a highly SOUGHT-AFTER LOCATION off Elm Grove. This flat benefits from; a MODERN fitted bathroom and a lovely WESTERLY-FACING REAR GARDEN perfect for relaxing or entertaining. An ideal first-time purchase, the property offers comfortable and stylish living in a POPULAR residential location. Viewings are highly recommended. Energy Rating: C71 Exclusive to Maslen Estate Agents.

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Steps down to lower ground floor.

Front door to:

Lobby
Tiled floor, built in storage space, door to:

Hallway
Doors to all rooms, wood effect flooring, 2 x radiators, steps down to Kitchen.

Bedroom
Wood effect flooring, radiator, window to front, feature fireplace.

Bedroom
Window to rear, radiator, built in cupboard.

Kitchen
Range of wall & base units with roll edge work surfaces over, inset stainless steel single drainer sink unit with hot & cold taps, space for appliances, wall mounted 'Vaillant' boiler, part tiled walls, recessed spotlights, tiled floor, window to side, door to:

Lounge
Wood effect flooring, door to Bathroom, radiator, window to side, sliding door to rear garden.

Bathroom
WC with push button flush & concealed cistern, was hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, wall mounted shower over, glass shower screen, part tiled walls, tiled floor, recessed spotlights, ladder style heated towel rail, window to side with frosted glass.

Outside

Rear Garden
Laid to decking, enclosed by timber fencing.

Total approx floor area
58.2 sq.m. (626.6 sq.ft.)

Parking zone S

Council tax band A

V1

What the owner says:

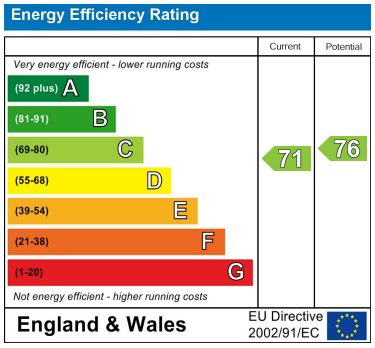
"We were drawn to this flat because of the light, location and garden. Light and air literally floods in from three aspects. The garden is brilliant and feels really open as you're not overlooked by properties behind. The place is cosy in the winter and cool in the summer, with beautiful sunsets in the evenings and the occasional visit from a squirrel.
The street has a proper community vibe with lovely neighbours all around, and we rarely hear any noise. The location is perfect for walking to the beach, Laines and train station with a lovely park, pub, coffee shop, nursery and school all on the doorstep."

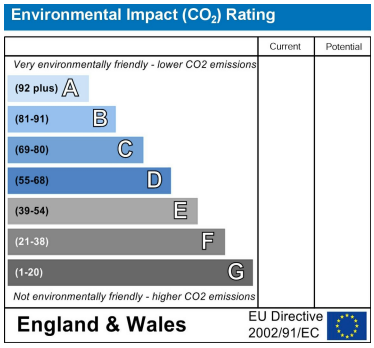
SALIDA

Total area: approx. 58.2 sq. metres (626.6 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.

Bonchurch Road





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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