



8A Bembridge Street, Brighton, BN2 3LN

Guide price £325,000 Share of Freehold

Newly refurbished & CHAIN FREE 2 bedroom ground floor garden flat in this SOUGHT AFTER LOCATION. The external elevations have been recently redecorated & the roof has also recently been replaced. Other benefits include; newly fitted kitchen & bathroom, gas heating & a SHARE OF THE FREEHOLD. Viewings are highly recommended. Energy Rating: C71 Exclusive to Maslen Estate Agents.

Personal front door with spy hole leading to:

Entrance Hall

Central heating radiator, coved ceiling, understairs cupboard housing gas meter, door to:

Separate W.C.

Low level close coupled push button W.C., tile effect flooring.

Lounge

Central heating radiator, coved ceiling, shelving built into chimney recess, cupboard housing electric fusebox & meter, uPVC double glazed bay window to front.

Bedroom

Central heating radiator, coved ceiling, uPVC double glazed window to rear overlooking rear garden.

Kitchen

Newly fitted kitchen comprising a range of wall & base units with roll edged laminated work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner 'Lamona' gas hob with matching electric oven under & stainless steel cooker hood over, space & plumbing for washing machine, space for upright fridge/freezer, central heating radiator, tile effect flooring, coved ceiling, uPVC double glazed window to side, doorway leading to:

Inner Lobby

Continuation of tile effect flooring, central heating radiator, coved ceiling, wall mounted 'Honeywell' heating thermostat, uPVC double glazed door to side leading to outside, door to:

Bathroom

Newly fitted bathroom comprising panelled bath with handgrips, mixer tap & shower attachment, vanity unit with inset wash hand basin with waterfall style mixer tap, part tiled walls, tile effect flooring.

Bedroom

Central heating radiator, coved ceiling, uPVC double glazed window to side.

Outside

Rear Garden

Attractive wall enclosed patio garden.

Total approx floor area

51.8 sq.m. (558 sq.ft.)

Council tax band B

Parking zone S

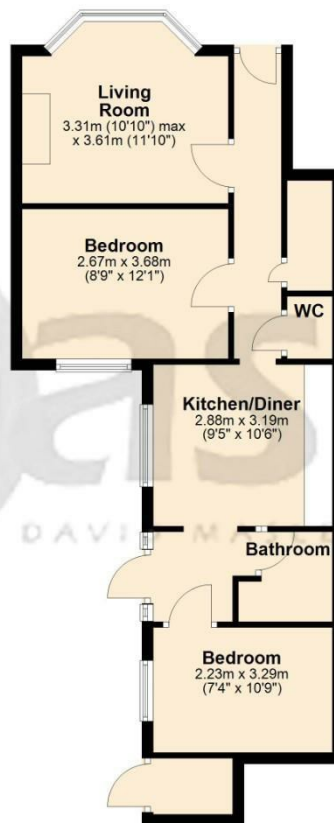
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What the owner says:

*“One of the reasons I bought the property was because it is so light and has a south facing garden.
It is also in a great location in a quiet street with easy parking and is a short walk to Lewes Road and shops including Sainsburys and Aldi.”*



Floor Plan
Approx. 51.8 sq. metres (558.0 sq. feet)



IMPORTANT

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

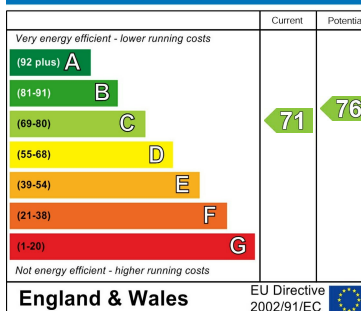
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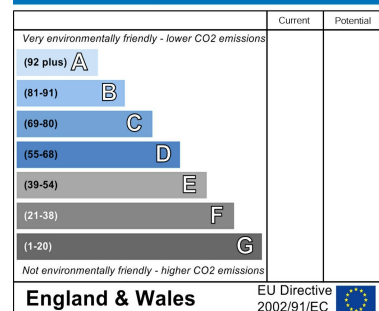
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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