



## 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**

V1

#### *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)



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	71	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### IMPORTANT

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