



74 Franklin Road, Brighton BN2 3AD

Offers in excess of £200,000 Leasehold



©DAVID MASLEN

74 Franklin Road, Brighton BN2 3AD

A 1 bedroom ground floor flat situated in this POPULAR RESIDENTIAL LOCATION close to local shops & cafes in Lewes Road with good transport links to all parts of the city. Some of the other property highlights include; BAY FRONTED lounge, MODERN shower room & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: D58 Exclusive to Maslen Estate Agents

Communal front door to:

Communal Hallway

Personal front door to:

Hallway

Doors to all rooms, wood effect flooring, built in storage cupboard.

Lounge

uPVC double glazed bay window to front, wood effect flooring, electric radiator, coved ceiling.

Bedroom

uPVC double glazed window to rear, wood effect flooring, coved ceiling.

Kitchen

Range of base units with roll edged work surfaces over, inset stainless steel 1.5 bowl sink unit with mixer tap & drainer, space for fridge/freezer, space for oven, space & plumbing for washing machine, wall mounted extractor fan, built in storage cupboard, tiled walls, laminate flooring, uPVC double glazed window to side, door to:

Shower Room

WC with concealed cistern & push button flush, pedestal wash hand basin with mixer tap, shower cubicle with electric shower unit over, ladder style heated towel rail, wood effect flooring, part tiled walls, uPVC double glazed window to side with frosted glass.

Total approx floor area

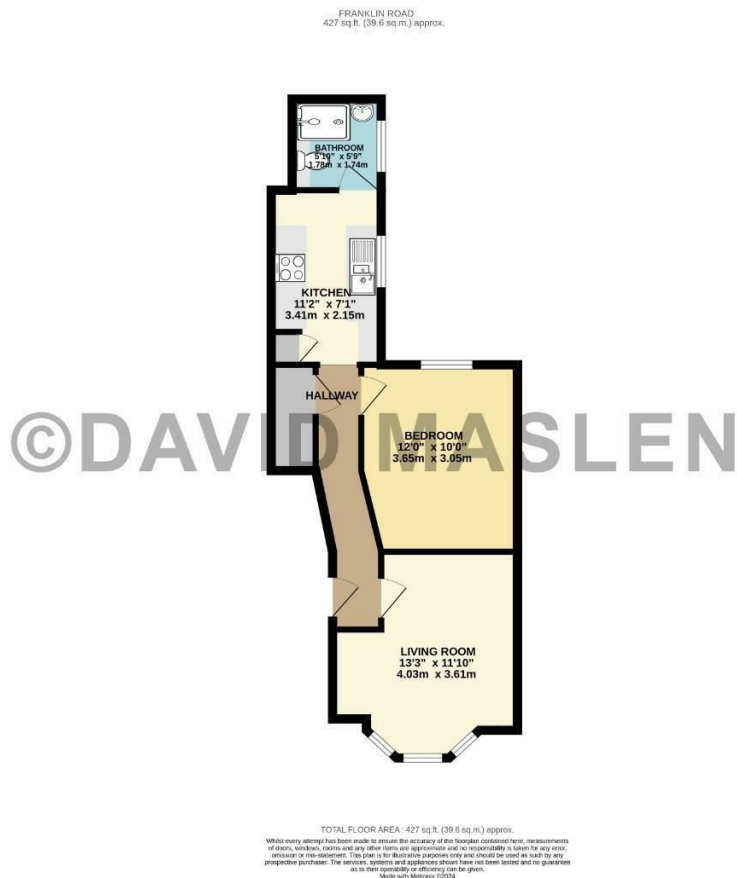
427 sq.ft. (39.6 sq.m.)

Council tax band A

Parking zone V

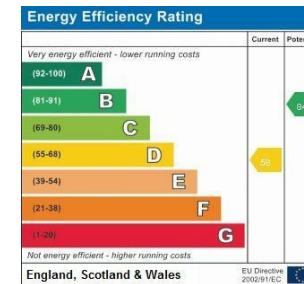
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IMPORTANT

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



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.

COVERING THE CITY

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