



74 Franklin Road, Brighton BN2 3AD
Offers in excess of £200,000 Leasehold



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

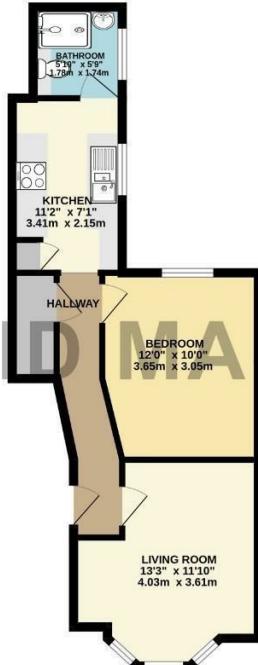
Parking zone V

V1



FRANKLIN ROAD
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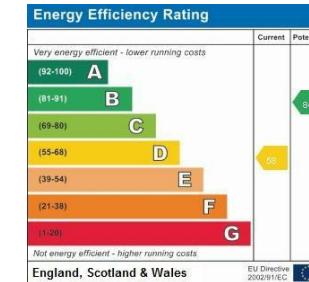
©DAVID MASLEN



TOTAL FLOOR AREA - 427 sq ft. (39.6 sq m.) approx.
Whilst every attempt has been made to insure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate only and may not be to any scale. No liability can be accepted 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 agents and their employees have not tested any services or equipment and no guarantee as to their operability or efficiency can be given.
Made with floorplanner.com

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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COVERING THE CITY

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