

# West Drive

## Brighton

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## West Drive Brighton



3

BEDROOM

1

RECEPTION

2

BATHROOM

## About the property

This beautifully presented three-bedroom apartment offers bright, generously proportioned accommodation with a practical and thoughtfully designed layout throughout.

A welcoming entrance hall with fresh carpeting provides access to all principal rooms, along with a useful utility room with plumbing for a washing machine and space for a separate tumble dryer. An additional airing cupboard offers excellent storage.

The main bathroom is finished to a modern standard, featuring a double shower cubicle with rainfall shower and separate attachment, pedestal basin, low-level W.C., chrome heated towel rail, strong extractor fan and contemporary tiled flooring.

There are three well-sized double bedrooms, all carpeted for comfort. Bedroom one enjoys a south-facing wooden double-glazed sash window overlooking the gardens of West Drive, Queens Park, allowing for plenty of natural light. Bedroom three benefits from a west-facing sash window and includes a cupboard housing the boiler. Bedroom two is similar in size to bedroom one and offers flexible use as a principal bedroom, with the added advantage of a south-facing window and a stylish en-suite shower room. The en-suite comprises a large walk-in shower with powerful shower and handheld attachment, generous wash basin with storage below, low-level W.C., and extractor fan.

The kitchen/living area is a particularly sociable and well-configured space. The contemporary kitchen features granite worktops, eye- and base-level units, integrated dishwasher and fridge freezer, AEG induction hob and electric oven. The living and dining area is set on solid wood flooring and comfortably accommodates a large sofa and dining table. Double wood and glass doors open onto a west-facing balcony, providing excellent afternoon light.















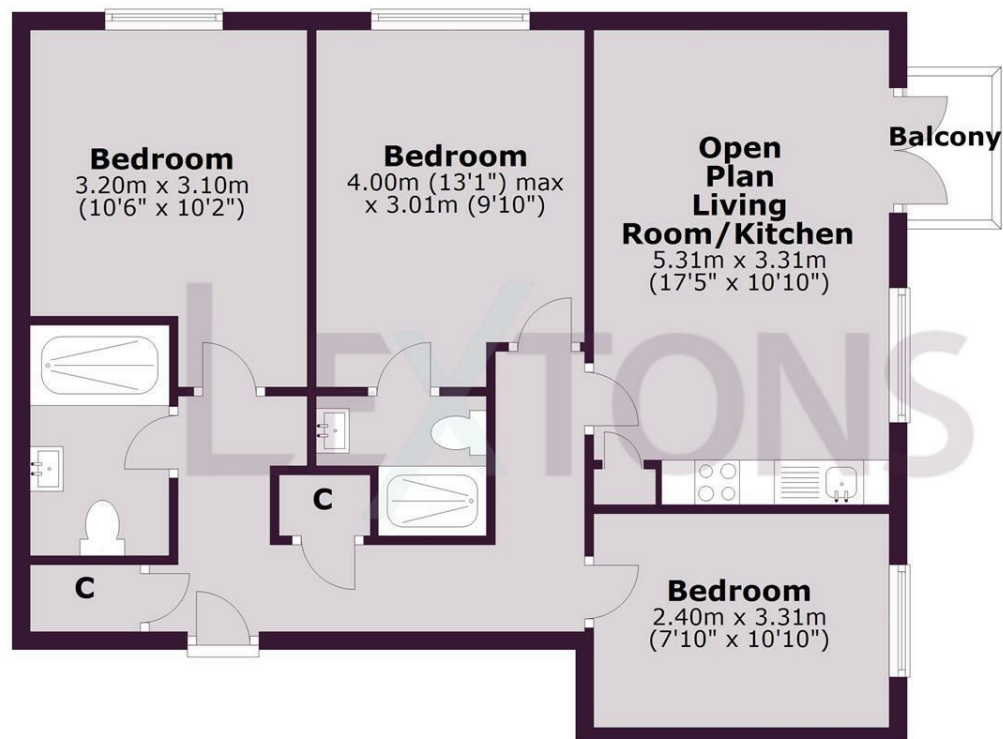


SCAN HERE TO OFFER ON THIS PROPERTY



### Third Floor

Approx. 68.3 sq. metres (735.0 sq. feet)



Total area: approx. 68.3 sq. metres (735.0 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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	

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

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