

# 6 Howard Place

Brighton BN1 3TQ

Asking Price Of £425,000

- PRIVATE STREET ENTRANCE
- ARRANGED OVER THREE FLOORS
- TWO DOUBLE BEDROOMS
- SPACIOUS BATHROOM
- THROUGH LIVING ROOM AND KITCHEN
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- BALCONY

Whitlock and Heaps offer to market this versatile maisonette being arranged over three floors with two double bedroom accommodation and a through living room/kitchen with a balcony on the first floor. The property is approached via a private street entrance and has a licence of consent to re configure the accommodation. The property is being sold with a share in the freehold and no onward chain.

Being situated in this central location within a few minutes walk of Brighton mainline station and City Centre with all of its amenities. Brighton seafront is also within easy reach.

**ENTRANCE HALL** Understairs storage housing meters and electrics, thermostat, radiator, picture rails and cornices.

**KITCHEN** Incorporating stainless steel sink unit with mixer tap and drainer with tiled splashback, work surfaces with drawers and cupboards under and matching eye level cupboards, four ring electric hob with electric oven below and extractor above, space for washing machine, dual sash windows overlooking the rear, gas fired 'Worcester' combination boiler, radiator.

**LIVING ROOM** Sash bay window overlooking front, feature fireplace, radiator.

**DINING ROOM** Feature fire place, radiator.

**CLOAKROOM** Low level w.c., pedestal wash hand basin, extractor fan.

**LANDING** Radiator.

**BEDROOM 1** Bay sash window overlooking front, feature fireplace, radiator, built in wardrobe.

**BATHROOM** Comprising white bathroom suite with separate step in shower with electric 'Triton' unit and tiled splashback, double doors to balcony overlooking rear, pedestal wash hand basin, low level w.c., radiator, extractor fan.

## TOP FLOOR

**BEDROOM 2** Sash windows overlooking rear, built in wardrobe, radiator.

## HOWARD PLACE

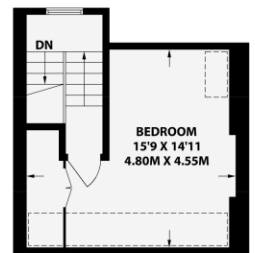
BRIGHTON

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)

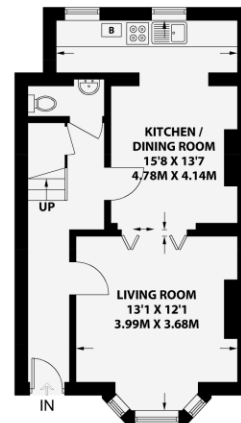
1001 sq ft / 92.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)

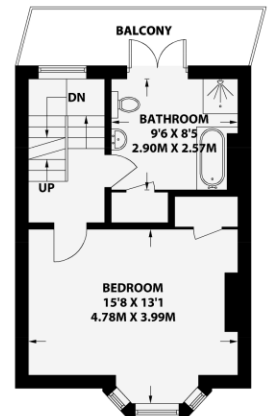
1047 sq ft / 97.2 sq m



**Second Floor**  
250 sq ft / 23.2 sq m



**Ground Floor**  
432 sq ft / 40.1 sq m



**First Floor**  
365 sq ft / 33.9 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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