



Flat 2, 9 Prestonville Road, Brighton BN1 3TL

Asking Price Of £525,000

- STUNNING SPLIT LEVEL MAISONETTE
- SHARE OF FREEHOLD
- THREE GOOD SIZE BEDROOMS
- ENSUITE SHOWER ROOM

- MODERN BATHROOM
- CONTEMPORARY KITCHEN
- LIVING/DINING ROOM WITH LOG BURNER
- REFURBISHED TO AN EXCELLENT STANDARD

Whitlock and Heaps are pleased to bring to market this delightful maisonette that has been tastefully updated by the present owners with stunning split level three bedroom accommodation that is presented in excellent order throughout and offers larger than average accommodation. The aspect from the rear has an attractive green outlook and the living room and master bedroom both have far reaching views. The split level accommodation includes a modern kitchen, bathroom and ensuite shower room to the master bedroom with the delightful living/dining room having a log burner and fitted furniture in the alcoves. The property is being sold with a share in the freehold and is situated on this one way street in this tucked away location in Seven Dials but within easy walking distance of Brighton mainline station, the City centre and an array of cafes and eateries.

Stairs to:-

FIRST FLOOR

SPLIT-LEVEL LANDING

KITCHEN Incorporating sink unit with mixer tap and drainer, adjacent worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring induction hob with stainless steel extractor over, electric oven, integrated dishwasher, space for washing machine and fridge/freezer, cupboard housing gas-fired boiler, radiator, sash window, tiled splash-back.

BEDROOM 2 Fitted double wardrobes, radiator, sash window.

LIVING/DINING ROOM Log burner with tiled hearth, fitted cupboards and shelving in alcove, two radiators, sash windows.

SECOND FLOOR Split level, storage cupboard, velux window.

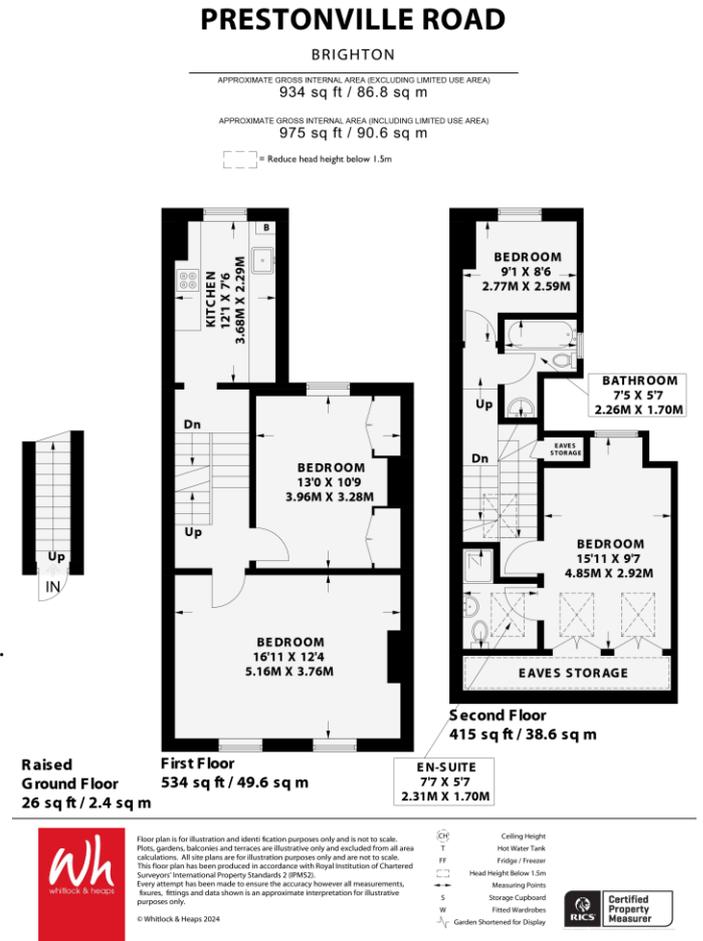
BEDROOM 1 Two large velux windows, sash window, low level wardrobe with access to eaves storage, radiator.

EN-SUITE SHOWER ROOM Comprising walk-in shower with folding screen, pedestal wash-hand basin, low level w.c., tiled walls and floor, ladder style towel rail, velux window.

BEDROOM 3 Sash window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and separate shower over, tiled surround, glazed shower screen, low level w.c., wash-hand basin with cupboard under, tiled floor, heated ladder style towel rail.

OUTGOINGS Share of freehold
Remainder of 999 year Lease
Maintenance: Self-managed £75.00 p.c.m.



Portslade Branch
48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch
65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.