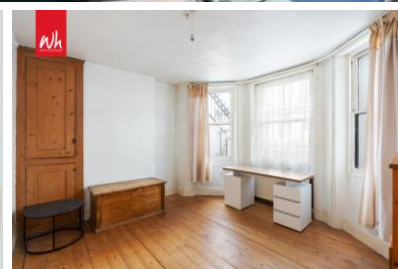
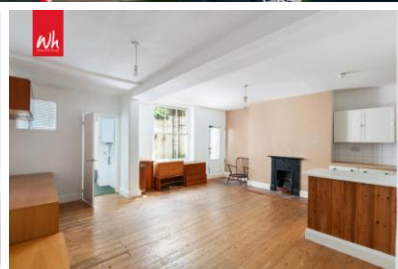


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## 34a St. Michaels Place, Brighton BN1 3FU

Asking Price Of £350,000

- TWO BEDROOM FLAT
- LARGE LIVING SPACE
- PRIVATE PATIO
- CENTRAL LOCATION
- PRIVATE STREET ENTRANCE
- CLOSE PROXIMITY TO SHOPS
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

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Whitlock & Heaps are delighted to present to market this two bedroom garden flat forming the lower ground floor of this period property. This flat offers good living space and a private patio. Boasting a private street entrance and being within close proximity to an abundance of eateries, cafés and shopping facilities, this flat is brought to market with no onward chain.

Bus routes operate locally making transport throughout the city easy. The seafront is reachable on foot also. Numerous petrol stations are within driving distance as well as the local slip road for commutes out of the city.

Understairs storage. Private street entrance to:

**ENTRANCE HALL** Electrics.

**LIVING/KITCHEN ROOM** Kitchen area: Vinyl working surfaces, large single bowl sink unit with mixer tap and drainer, 4-ring gas hob with extractor over and oven below, space for appliances, matching worksurfaces with cupboards and drawers below, eye-level cupboards above.

Living Room: Feature original fireplace with tiled hearth, radiator, door to garden, sash windows overlooking patio.

**BEDROOM 1** Sash window, 2 storage cupboards in alcoves.

**BEDROOM 2** Radiator, UPVC double glazed windows overlooking patio, gas-fired boiler.

**BATHROOM** Panelled bath with tiled splashback, pedestal wash-hand basin, low level w.c., tiled flooring, heated towel rail.

## OUTSIDE

**REAR GARDEN** Brick paved and surrounded by a wall.

## OUTGOINGS

New lease on completion of contracts.

Maintenance charge: £1,082.15 for 6 months to June 2024, comprising:

Half yearly major works provision: £105

Half yearly ground rent in advance: £50

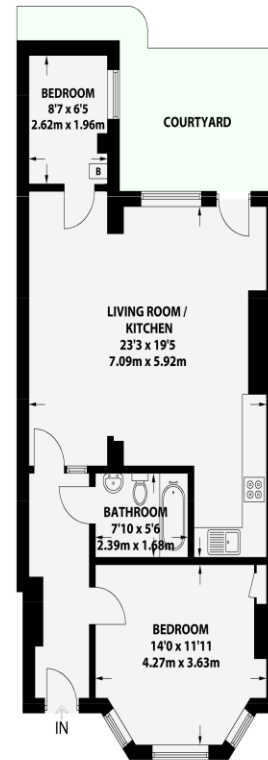
Half yearly service charge in advance: £927.15

Charges from June 2024 TBC.

## ST. MICHAELS PLACE

Brighton

APPROXIMATE GROSS INTERNAL AREA  
723 sq ft / 67.2 sq m



Lower Ground Floor

723 sq ft / 67.2 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, 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 (RIPS2). 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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