



Flat 5, 91-93 Hartington Road Brighton BN2 3LS

Asking Price Of £230,000

- DOUBLE BEDROOM
- BATHROOM
- KITCHEN
- DOUBLE ASPECT LIVING ROOM
- SHARE OF FREEHOLD
- TOP FLOOR APARTMENT
- DESIRABLE LOCATION
- OFF STREET PARKING

Whitlock and Heaps are pleased to bring to market this top floor one bedroom apartment forming part of this purpose-built block being sold with a share in the freehold and no onward chain. Making an ideal first time buy or investment the property offers good size accommodation with potential for improvement with the benefit of off-street parking. Situated in this convenient location within walking distance of local amenities with the city.

ENTRANCE HALL Fitted cupboard, entry system telephone.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, gas cooker, fridge/freezer and washing machine, tiled splashback, UPVC double glazed window.

LIVING/DINING ROOM Double aspect with two upvc double glazed windows and a pleasant outlook, heater.

BEDROOM Fitted wardrobes, UPVC double glazed window, heater.

BATHROOM White suite comprising panelled bath with mixer tap and separate shower over, pedestal wash hand basin, low level w.c, fitted cupboard with linen shelving and hot water cylinder.

OUTGOINGS

Share of Freehold

Maintenance £170 pcm

HARTINGTON ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
453 sq ft / 42.1 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
463 sq ft / 43 sq m



Second Floor



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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Ceiling Height
 High Water Tank
 Fridge / Freezer
 Head Height Below 1.5m
 Measuring Points
 Storage Cupboard
 W
 Garden Shortened for Display



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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