

Maisonette, 2 Hollingdean Road

Brighton BN2 4AA

Asking Price Of £250,000

- TWO BEDROOMS
- BATHROOM
- SEPARATE W.C
- KITCHEN
- LIVING ROOM
- ARRANGED OVER TWO FLOORS
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to bring to market this two double bedroom maisonette offering good size accommodation benefiting from UPVC double glazed windows and gas central heating. Being sold with no onward chain and a share in the freehold. Situated in this convenient location within a short walk of local amenities.

ENTRANCE HALL Stairs to top floor.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, electric hob and oven with extractor hood over, space for fridge, tiled splashback.

LIVING ROOM UPVC double glazed bay window, radiator.

BATHROOM Suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, sink with cupboard under, ladder style towel rail, tiled walls, plumbing for washing machine, 'Ideal' gas fired boiler.

CLOAKROOM Low level w.c., UPVC double glazed window.

FIRST FLOOR

LANDING UPVC double glazed window.

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

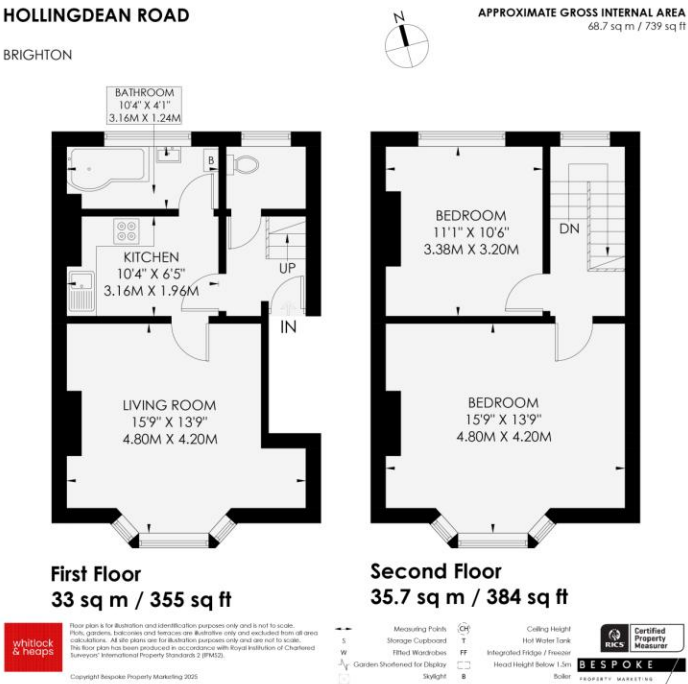
OUTGOINGS

SHARE OF FREEHOLD

Remainder of 999-year lease

Maintenance is on an ad hoc basis

Council Tax Band B (taken from the government website, www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE
 sales@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.