



## Flat 6, 12-14 Wellington Road Brighton BN2 3AA

Asking Price Of £275,000

- NEWLY REFURBISHED
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- SECOND SHOWER ROOM
- NEW KITCHEN
- LIVING/DINING ROOM
- UPVC DOUBLE GLAZED WINDOWS
- COMMUNAL GARDENS

This well presented and recently refurbished two bedroom property offers a high standard of modern living in an exceptionally convenient location within easy walking distance of the city centre. The accommodation is arranged to provide two bedrooms, including a principal bedroom with a ensuite shower room. A separate main shower room serves the remainder of the property and mirrors the same high specification. At the heart of the home is a newly installed kitchen, thoughtfully designed with ample storage, and a clean, contemporary aesthetic. The kitchen opens directly onto the spacious living/dining room, creating an attractive open-plan environment ideal for both relaxed day-to-day living and entertaining. The property further benefits from the use of a well-maintained communal garden, offering a pleasant outdoor space for residents to enjoy. Being sold with no onward chain.

**ENTRANCE HALL** Coats/store cupboard.

**KITCHEN** Incorporating stainless steel sink unit with mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with stainless steel extractor and splashback, electric oven, cupboard housing 'Ideal' gas fired boiler, UPVC double glazed window, appliance space, opening to:

**LIVING/DINING ROOM** UPVC double glazed sash window, radiator.

**BEDROOM 1** Double aspect with two UPVC double glazed sash windows, fitted wardrobe, radiator.

**ENSUITE SHOWER ROOM** Comprising walk in shower pedestal wash hand basin, low level w.c, heated ladder style towel rail, tiled floor.

**BEDROOM 2** UPVC double glazed sash window, radiator.

**SHOWER ROOM** Comprising walk in shower pedestal wash hand basin, low level w.c, heated ladder style towel rail, tiled floor, UPVC double glazed window.

## OUTSIDE

## COMMUNAL GARDENS

## OUTGOINGS

**LEASE** New 125 year lease upon completion of sale.

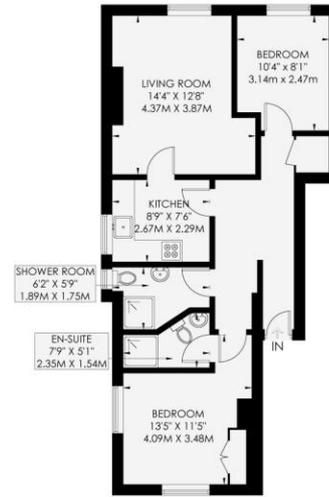
**MAINTENANCE** £1,355.12 per annum.

**Council Tax Band B** as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.

## WELLINGTON ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA  
62.1 sq m / 668 sq ft



First Floor  
62.1 sq m / 668 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



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