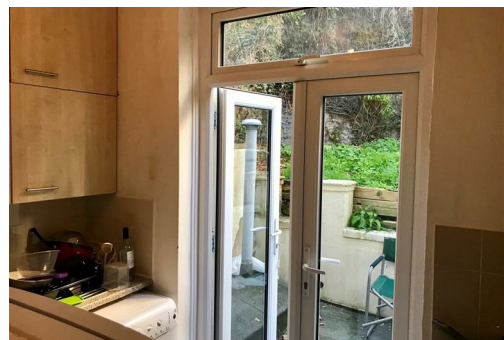




## 6 Upper Lewes Road, Brighton BN2 3FJ

**Offers over £210,000 Share of Freehold**

A FIRST FLOOR 2 bedroom converted GARDEN FLAT located close to the open market and Lewes Road. The property is CURRENTLY LET UNTIL AUGUST 2018 at £900pcm and includes a SHARE IN THE FREEHOLD. Energy Rating: D63 Exclusive to Maslen Estate Agents.





**Front door to:**

### Entrance Lobby

Doors to the lounge and the bedroom.

### Lounge

11'6 x 10'1 into chimney breast recess (3.51m x 3.07m into chimney breast recess)  
Radiator, cast iron fireplace, window to rear, steps downs to inner lobby.

### Bedroom 1

14'10 into bay narrowing to 11'6 x 10'0 into chimney breast recess (4.52m into bay narrowing to 3.51m x 3.05m into chimney breast recess  
Double bedroom with double glazed windows to the front bay, radiator, ceiling coving, 9'8 high ceiling.

### Bedroom 2

9'0 x 6'0 (2.74m x 1.83m)  
Radiator, double glazed window to front.

### Inner Lobby

Doors to the bathroom and kitchen.

### Bathroom

5'8 x 5'5 (1.73m x 1.65m)  
White suite comprising panelled bath with electric shower over, pedestal wash hand basin & low level close coupled WC. Radiator, tiled walls.

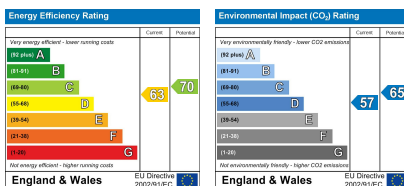
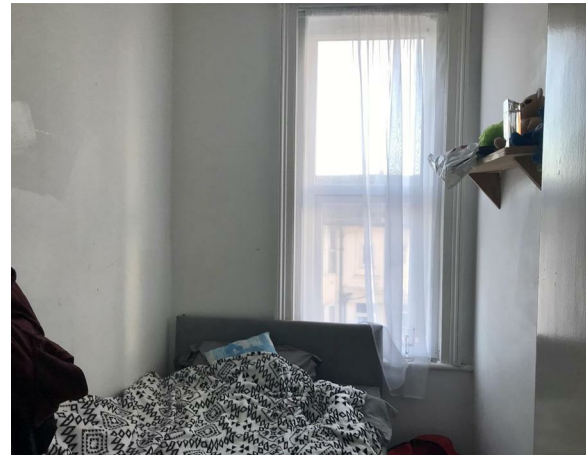
### Kitchen

8'10 x 5'9 (2.69m x 1.75m)  
Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel sink, space for appliances, small breakfast bar, wall mounted boiler, radiator, double glazed french doors to the garden.

### Outside

### Garden

approx 28'0 (approx 8.53m)  
Attractive walled westerly aspect garden with lawn & patio areas.



#### IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



## OFFICES THROUGHOUT THE CITY

### LEWES ROAD

39 Lewes Road,  
Brighton, East Sussex  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

### FIVEWAYS

290 Ditchling Road,  
Brighton, East Sussex  
BN1 6JF.  
t: (01273) 566777  
e: fiveways@maslen.co.uk

### WOODINGDEAN

62-64 Warren Road,  
Woodingdean, Brighton,  
East Sussex BN2 6BA  
t: (01273) 278866  
e: woodingdean@maslen.co.uk



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Trading Standards