

## SHOREHAM OFFICE

31 Brunswick Road, Shoreham-By-Sea, West Sussex, BN43 5WA

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### Western Road, Brighton, BN1 2AB | Offers Over £295,000

- Spacious Second Floor Flat
- 29ft Open Plan Lounge/Kitchen
- Office/study
- Ideal For Holiday Home
- Excellent Central Location
- 2 Bedrooms
- Southerly Aspect
- Ideal First Time Buy Or Investment
- No On Going Chain



Jacobs Steel are delighted to offer for sale this spacious two bedroom, second floor flat, located in the centre of Brighton, close to Brighton's famous seafront and shopping high street.

Western Road not only boasts trendy boutique and High Street shops but will also cater for all your grocery needs with a local Waitrose supermarket, Sainsbury's and Tesco metro. There is also a vibrant social scene with many cafes, bars and fine restaurants. Just two streets away from here you will find the city's award winning beach, promenade and the famous Hove lawns. For commuting Brighton & Hove train stations are also nearby with regular routes into London Victoria

Communal stairway up to:-

SECOND FLOOR: Private front door through to:-

OFFICE/STUDY: Comprising Laminated wooden flooring, door to large storage cupboard, door to hallway.

HALLWAY: Opening to





OPEN PLAN LOUNGE/KITCHEN: 29' 3" x 20' 4" (8.92m x 6.2m)

LOUNGE: Two south facing windows, ceiling coving, painted wooden flooring, space for dining table and chairs.

KITCHEN: Comprising of a range of base level units with work surfaces over and tiled splash backs, inset electric hob with electric oven under and extractor hood over, inset stainless steel one and a half bowl single drainer sink with chrome mixer tap, plumbing space for washing machine, space for under counter fridge and under counter freezer.

BEDROOM ONE: 9' 9" x 9' 7" (2.97m x 2.92m) Double aspect room with double glazed windows, fitted wardrobe and ceiling coving.

BEDROOM TWO: 9' 8" x 7' 6" (2.95m x 2.29m) Double glazed windows to the rear.

BATHROOM: 7' 8" x 7' 0" (2.34m x 2.13m) White suite comprising of panelled bath, low level WC, pedestal hand wash basin.

STUDY: 15' 3" x 5' 6" (4.65m x 1.68m) Could be used as a guest room/bedroom

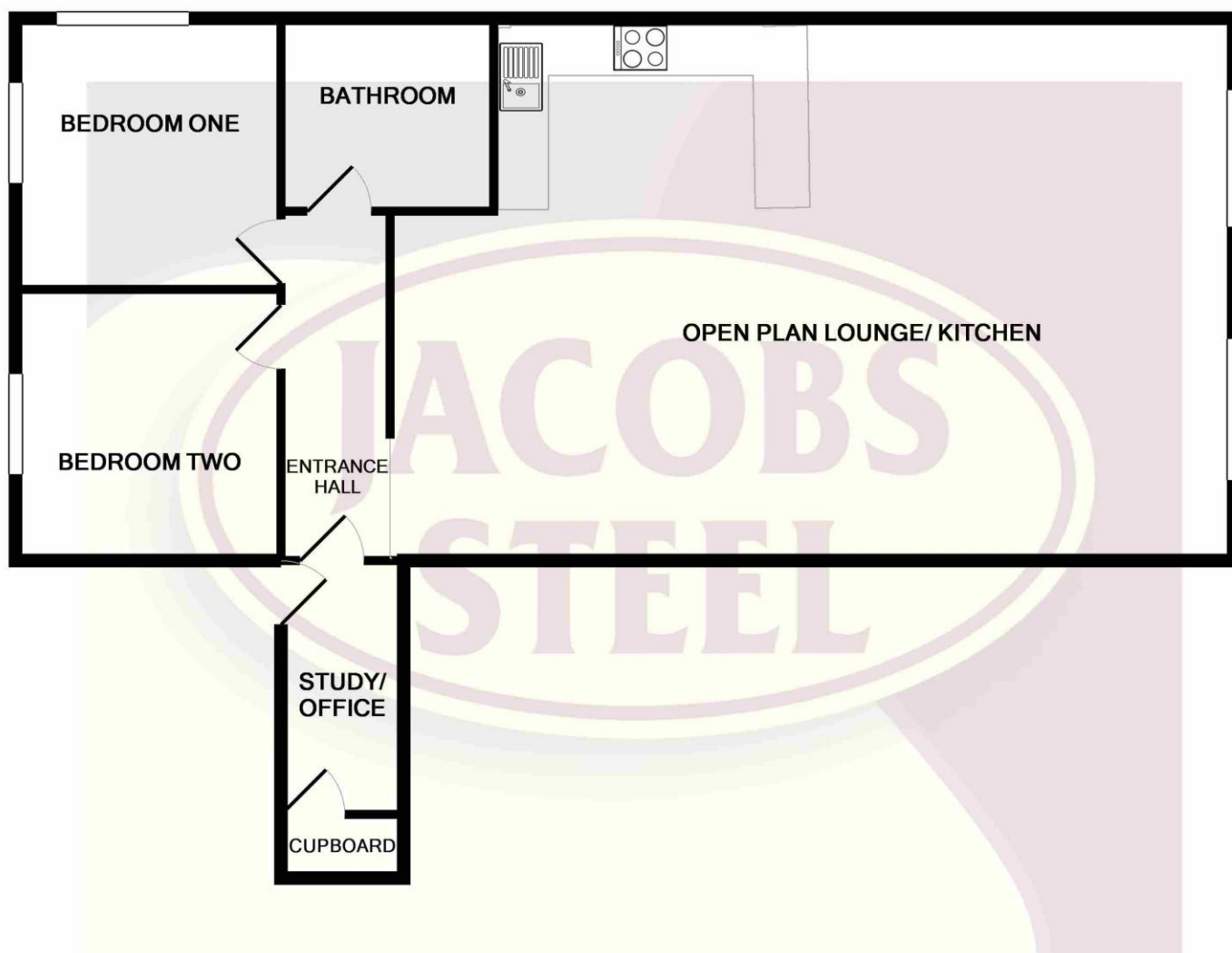
#### OUTGOINGS:

LEASE: 89 Years remaining

MAINTENANCE: £2400 per annum

GROUND RENT: £100 per annum





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Floor Area

904 sq ft / 84 sq m - floor area is quoted from the EPC

## Tenure

Leasehold

## Council Tax

Band B Brighton & Hove City Council

## Viewing Arrangements

Strictly by appointment

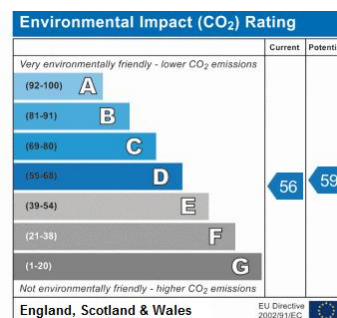
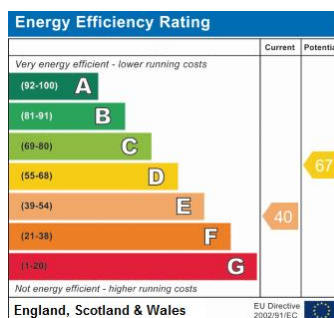
## Contact Details

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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating traveling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.