



Flat 17 Chates Farm Court, Brighton, BN2 9JS

Offers over £205,000 Leasehold

A spacious and well-arranged GROUND FLOOR 1 double bedroom purpose built flat located on the edge of Hanover. The property has DOUBLE GLAZED WINDOWS, GAS HEATING, lots of built in storage and a smart WESTERLY ASPECT GARDEN. Available CHAIN FREE and exclusive to Maslen Estate Agents. Energy rating: C74

Front door to:

Hallway

Doors to lounge, bedroom, bathroom, large built in storage cupboard, door entry phone.

Lounge

Large double glazed windows and doors overlooking and leading to smart westerly aspect garden, radiator and doorway to kitchen.

Kitchen

Modern kitchen comprising wall, base and draw units with roll edged work surfaces over, inset 4 burner gas hob with oven under and cooker hood over, inset stainless steel sink positioned below double glazed window overlooking garden. Space for appliances, tiled floor, part tiled walls, under unit lighting, radiator and wall mounted boiler.

Bedroom

Double bedroom with double glazed window overlooking garden, built in storage and radiator.

Bathroom

White suite comprising panelled bath with mixer tap and electric shower, hand wash basin with cupboard under, low level wc with concealed cistern, part tiled walls, chrome upright towel rail/radiator.

Garden

Westerly aspect, lawned and paved rear garden.

Total approx floor area

46.9 sq. m

(505 sq. ft)

Parking zone C

All bays (permit, shared use and pay & display) operate 9am to 8pm Monday to Sunday including Bank Holidays. Always check the street signs before you park.

Visitor permit cost: £3.50, valid for one calendar day (residents permitted 50 a year).

Resident parking permit for non-diesel, normal emission vehicles producing between 111g/km - 165g/km CO2 cost: £130 annual, £45 for 3 months.

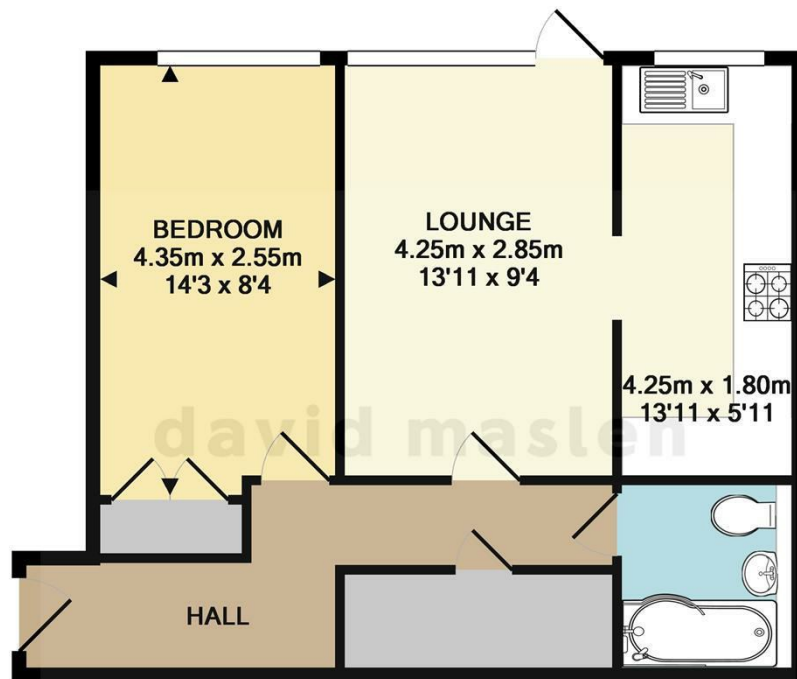
Non-diesel, low emission vehicles producing 110g/km or less CO2 cost: £65 annual, £22.50 for 3 months.

Diesel or high emission vehicles producing 166g/km or more CO2 cost: £163 annual, £57 for 6 months.

Maslen Letting Agents:

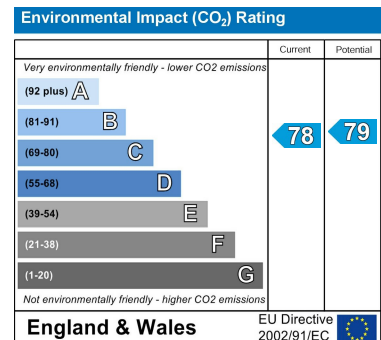
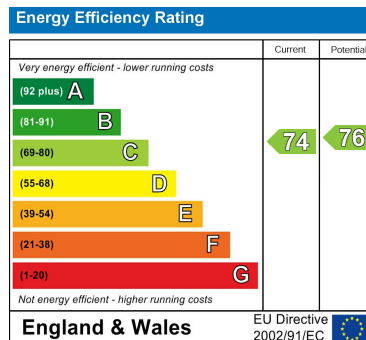
Based on the asking price of £230,0000, Maslen Letting Agents would suggest a rental value of £900 PCM. This would give you a gross yield of 4.7%.





TOTAL APPROX. FLOOR AREA 46.9 SQ.M. (505 SQ.FT.)

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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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,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

FIVEWAYS

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

WOODINGDEAN

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

LETTINGS

290 Ditchling Road,
Brighton,
BN1 6JF
t: (01273) 321000
e: lettings@maslen.co.uk



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