

44 Milner Road Brighton BN2 4BS £280,000

- 2 double bed FFF with own entrance & Share of Freehold
- No onward chain
- Courtyard garden with rear access from Buller Road
- Kitchen/breakfast room
- GCH and Double glazing
- EPC C71



A light, bright and spacious first floor flat that has a very roomy feel, indeed it is just that little bit bigger than other local flats being the end of terrace. Other benefits from this are it has a very useful rear access to its garden being ideal for bikes/kayaks or if you are have work done.

The flat has many other features including gas central heating and double glazed windows. Will ideally suit a couple/family or investor as could be let to three persons as the flat is on one level and Brighton university is right around the corner. Talk to us about different options as we also do rentals.

Own street entrance – door to hall, access to bedrooms, lounge (bedroom3), kitchen/breakfast room and bathroom.

Room 13'9" x 10'11" (4.21m x 3.31m) Currently arranged as lounge.



Room 11'08" x 10'10" (3.56m x 3.30m)



Room 12'05" x 9'09" (3.79m x 2.98m) (Second bedroom/office/2nd lounge)



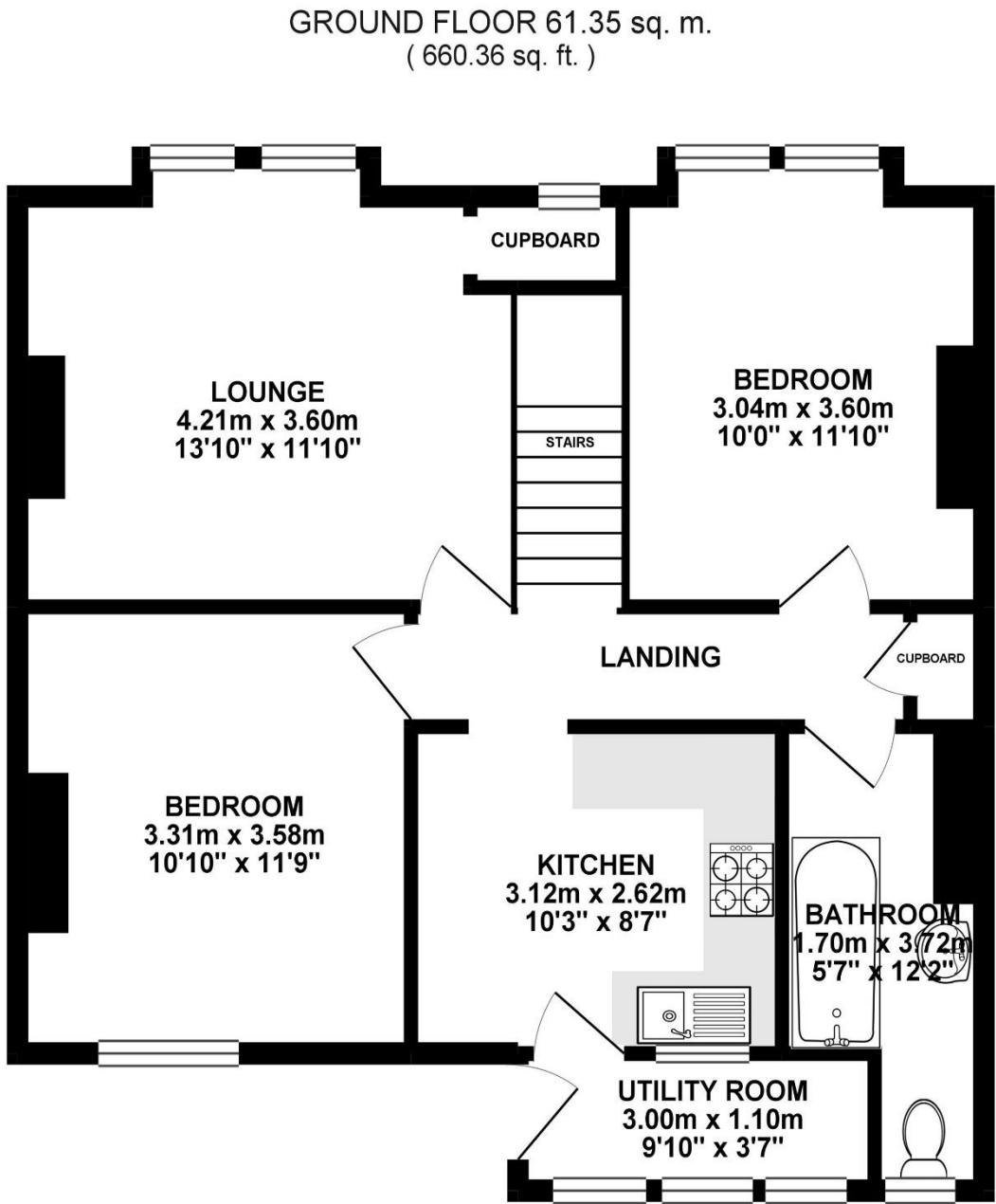
Kitchen/Breakfast Room 10'02" x 8'06" (3.10m x 2.61m) Single drainer sink unit inset to working surface, Space and point for cooker. Space/point for fridge. Space for table, Ground based cupboards and drawers with additional cupboards wall mounted. Door to enclosed lobby.



- Lobby** Double glazed window. Space and point for washing machine. Door to Garden.
- Bathroom** 12' 03" x 5'04" maximum. (3.74m x 1.63m maximum) Bath with mixer taps/ Shower attachment.
- Outside** Own rear courtyard garden, paved and pebbled with raised deck area. Gated side access to Buller Road.



Floorplan



TOTAL FLOOR AREA : 61.35 sq. m. (660.36 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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