



HANOVER HOMES

Upper Lewes Road, Brighton
Offers Over £325,000

Spacious two bedroom maisonette | Leasehold SSTC

A very spacious upper maisonette in convenient location on Upper Lewes Road. The accommodation comprises two bedrooms, lounge/diner, kitchen/breakfast room, bathroom and a South aspect balcony with far-reaching views. Would suit a first time buyer or an investor looking to add to their portfolio.

FIRST FLOOR:

BEDROOM ONE:

UPVC double-glazed windows, period style fireplace, stripped wooden flooring, radiator, cupboard housing gas fired boiler.

LANDING:

Hatch to loft

BEDROOM TWO:

Radiator, UPVC double-glazed window, storage cupboard to chimney recess, cupboard housing hot water cylinder.

HALF LANDING:

BATHROOM:

White suite comprising panelled bath with 'Triton' electric shower over, radiator, W.C, pedestal wash hand basin, UPVC window and door to:

BALCONY:

South facing with space for table and chairs.

GROUND FLOOR:

SEPARATE STREET ENTRANCE:

Entrance lobby with door to entrance hall, radiator, under stair storage cupboard, electric meter.

THROUGH LOUNGE/DINING ROOM:

UPVC double-glazed windows, two radiators.

FROM ENTRANCE HALL STAIRS DOWN TO:

KITCHEN/BREAKFAST ROOM:

Fitted with range of laminate topped base units and matching eye level wall cupboards, stainless steel sink unit with mixer tap. Four burner gas hob with electric oven under and cooker hood over, space and plumbing for washing machine, radiator, UPVC double glazed windows.

Tenure.....Leasehold

Lease.....125 years from 4th January 2019

Maintenance.....Vendor advises on an 'as and when' basis with downstairs flat

Ground Rent.....£150 per annum

VIEWING By appointment with HANOVER HOMES telephone 01273 692233

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Council Tax Band: B (Brighton & Hove City Council)

Tenure: Leasehold (119 years)

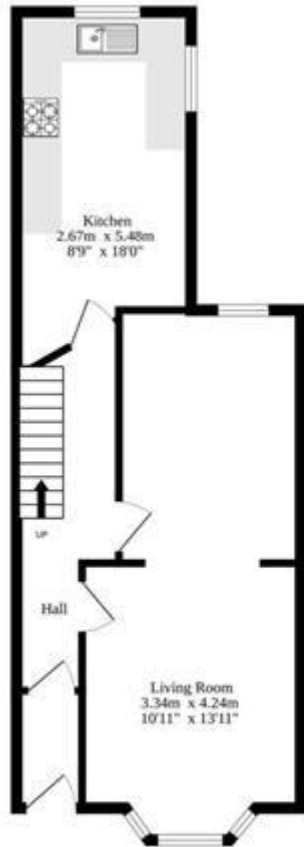
Ground Rent: £150 per year

More details can be found at www.hanoverhomes.net or scan below:





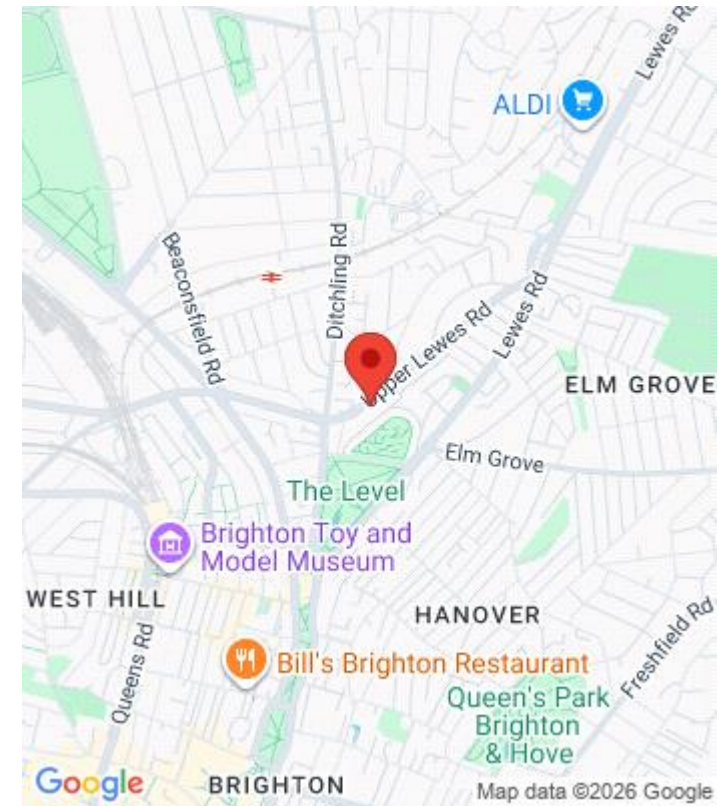
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Upper Lewes Road

TOTAL FLOOR AREA : 85.2 sq.m. (917 sq.ft.) approx.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		72	80
EU Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



HANOVER HOMES

Viewing by appointment only
Hanover Homes

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