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Flat 2, 15 College Road

Brighton, BN2 1JB

Price Guide £230,000

Guide price £230,000 - £240,000 A newly refurbished double bedroom, lower ground floor patio flat offered for sale with immediate vacant possession, no onward chain and new lease. There is electric heating and new carpets throughout. It is to be noted that there is currently external re-decoration of the building.

The communal entrance hall has stairs descending to the lower ground floor and a separate street entrance descending immediately to the lower ground floor. Accommodation comprises of an entrance hall with telephone entry system, a sash bay fronted sitting room, a newly fitted kitchen with ample storage, integrated appliances and a double glazed window overlooking the rear patio garden. The newly fitted shower room/WC has an electric shower, wash basin with storage beneath, extractor fan and electric towel radiator. The double bedroom at the rear has double glazed French doors and window to one side leading out to the patio.

College Road lies adjacent to Eastern Road opposite Brighton College and close to the popular Kemptown Village which is a short stroll away providing an array of amenities, entertainments, restaurants and bars and eclectic shops. Brighton Marina with boutiques, restaurants, cinemas and Casino are easily accessible via regular bus services from Eastern Road as well as providing access to Brighton City centre and Brighton mainline station.

- Newly refurbished
- Patio garden flat
- Double bedroom
- Modern kitchen with integrated fridge and washing machine
- Popular Kemptown location
- Shower room/WC
- New lease, council tax band A
- No onward chain
- New carpets throughout
- Ideal first time purchase or investment

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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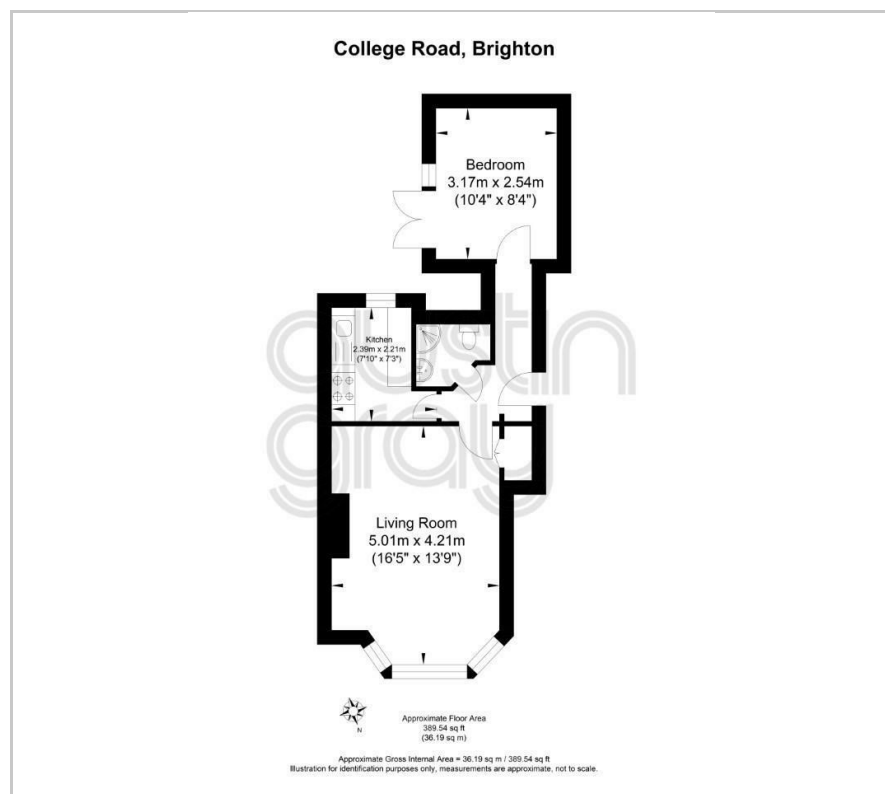


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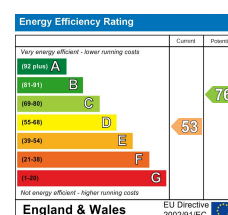
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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