

Flat A, 11 College Terrace

Brighton, BN2 OEE

Offers In The Region Of £220,000

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Flat A, 11 College Terrace





- Newly Refurbished Patio Flat
- Open Plan Lounge / Kitchen
- Newly Fitted Shower Room / W.C.
- New 999 Year Lease
- No Chain
- Double Bedroom
- Newly Fitted Kitchen with Integrated Appliances
- Gas Central Heating
- Share of Freehold to Follow at Later Date
- EPC Rating D Council Tax Band B

This beautifully presented ground-floor flat is entered via a welcoming entrance vestibule, which benefits from a useful storage cupboard and meter cupboard. A double-glazed front door opens into the entrance hall, leading to a generously proportioned bay-fronted double bedroom positioned at the front of the property. The bedroom enjoys an abundance of natural light through three elegant sash windows.

To the rear of the flat is a bright and spacious open-plan living area incorporating a newly fitted kitchen. The kitchen is finished with quality quartz work surfaces and offers an extensive range of wall and base units, complemented by integrated appliances including a dishwasher, fridge, freezer, induction hob, electric oven, and extractor hood. A Worcester boiler is neatly housed within the room.

Beyond the kitchen, a separate utility area provides space and plumbing for a washing machine. A double-glazed door and side window give access to a private brick courtyard. The outdoor space also benefits from an external water tap and a useful storage shed.

Completing the accommodation is a stylishly refitted shower room/WC, finished with contemporary tiled walls.

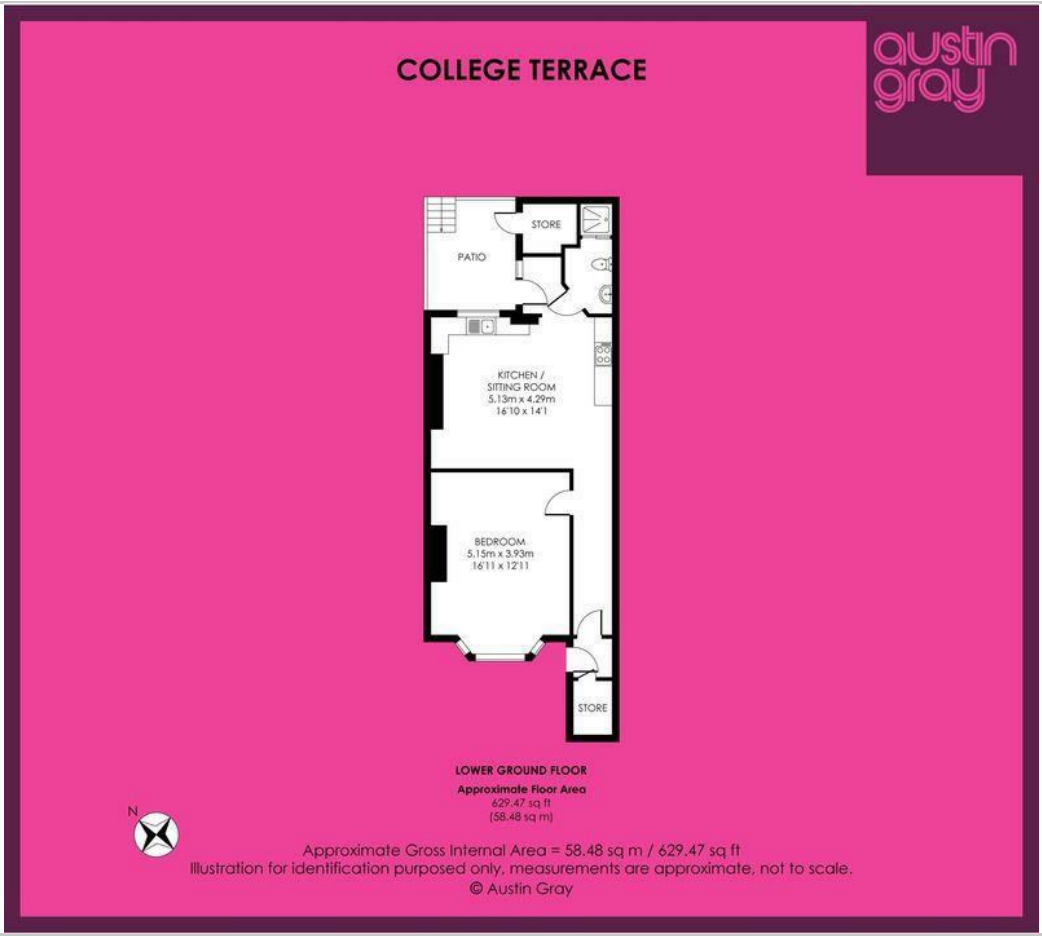


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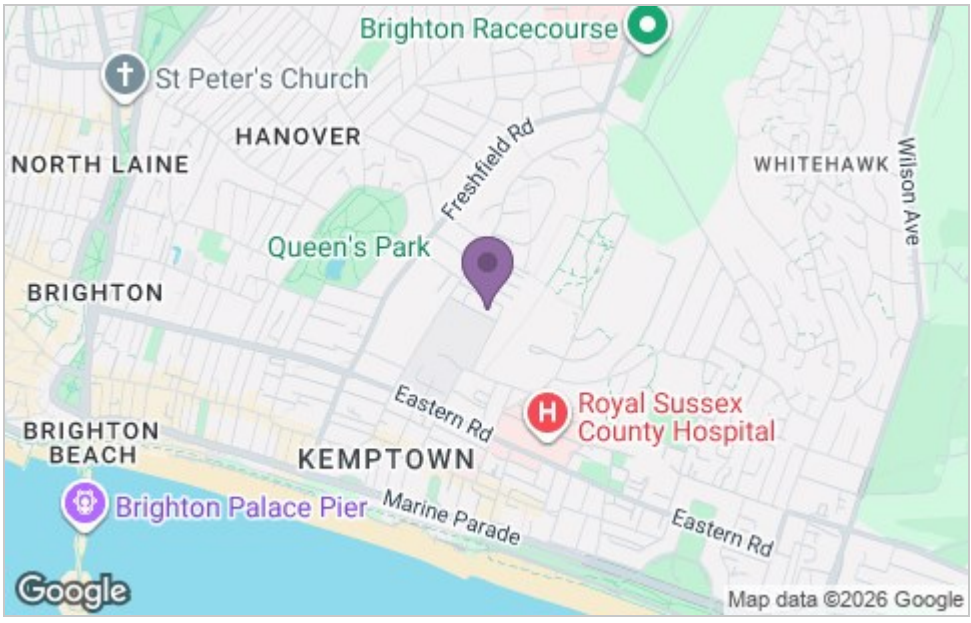




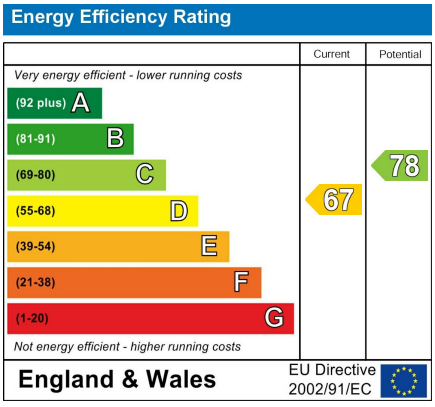
Floor Plan



Area Map



Energy Efficiency Graph



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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