

Wh



## 59 Surrenden Lodge, Surrenden Road Brighton BN1 6QB

Asking Price Of £250,000

- DOUBLE BEDROOM
- MODERN SHOWER ROOM
- SEPARATE KITCHEN
- LIVING/DINING ROOM
- SHARE OF FREEHOLD
- PARKING ON A FIRST COME FIRST SERVED BASIS
- PRESENTED IN GOOD ORDER
- NO ONWARD CHAIN

This spacious apartment forms part of the top floor of this purpose built block being presented for sale in excellent order and being sold with a share in the freehold, a long lease and no onward chain. The one double bedroom accommodation includes a modern shower room, separate kitchen and living/dining room with ample storage throughout.

**ENTRANCE HALL** Walk in coats cupboard, fitted double airing cupboard, radiator.

**KITCHEN** Incorporating stainless steel one and a half bowl sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob with extractor over, electric oven, space for fridge/freezer, plumbing for washing machine, gas fired boiler, UPVC double glazed window, tiled splashback.

**LIVING/DINING ROOM** UPVC double glazed bay window, radiator.

**BEDROOM** UPVC double glazed window, fitted wardrobes, radiator.

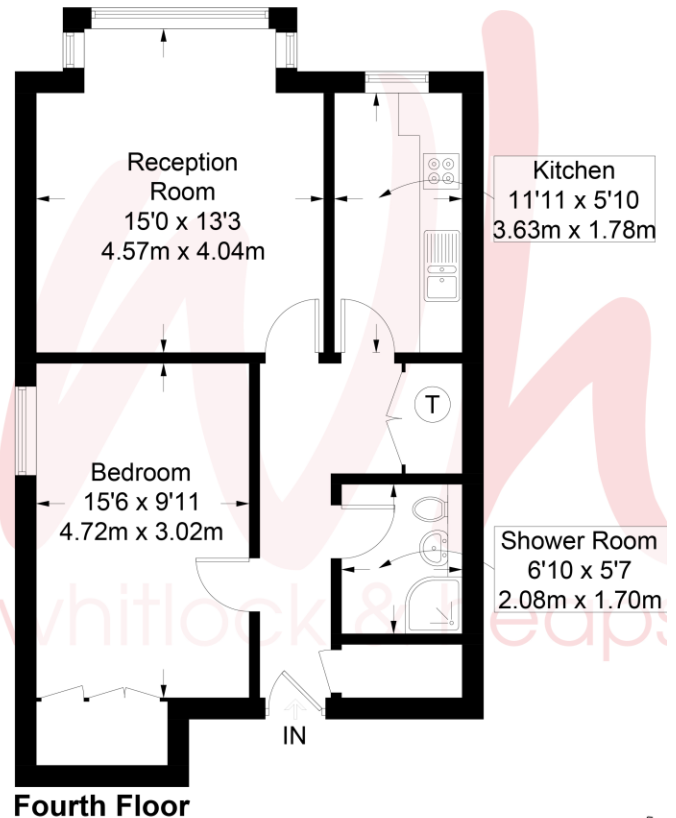
**SHOWER ROOM** Walk in shower, wash hand basin with cupboard under, low level w.c. with concealed cistern, heated ladder style towel rail, tiled walls.

#### OUTGOINGS

Lease: 947 years remaining

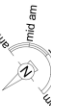
Maintenance: £1006.98 per annum

EPC Rating: Current 72C Potential 73C



Approximate Gross Internal Area = 595 sq ft / 55.3 sq m

Illustration for identification purposes only.  
measurements are approximate, not to scale. © Whitlock and Heaps 2022



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