



Flat 15 Sillwood Gate, 1-3 Sillwood Street Brighton BN1 2LG

Asking Price Of £375,000

- SPACIOUS MAISONETTE
- TWO DOUBLE BEDROOMS
- CENTRAL LOCATION
- FEW MINUTES WALK OF SEAFRONT
- NO ONWARD CHAIN
- KITCHEN
- LIVING/DINING ROOM
- BATHROOM

Whitlock and Heaps are pleased to bring to market this excellent maisonette that offers bright and spacious two double bedroom accommodation. Approached by a private street entrance with a separate kitchen and through living/dining room with there being a white bathroom suite and separate w.c on the first floor along with the bedrooms. The property is situated in this central and convenient location within a few minutes walk of the seafront and Western Road offering a variety of eateries, cafes and shopping facilities. Being sold with no onward chain.

PRIVATE STREET ENTRANCE

ENTRANCE HALL Radiator, cupboard, stairs to first floor.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring hob with extractor over, electric oven, washing machine, dishwasher and fridge/freezer. Tiled splash back, radiator and sash window.

LIVING/DINING ROOM Double aspect with sash bay window to the front and double glazed sash to the rear, two radiators.

FIRST FLOOR

LANDING Cupboard housing the boiler, second cupboard.

SEPARATE W.C

BEDROOM 1 Sash bay window, wardrobes, radiator.

BEDROOM 2 Double glazed sash window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c, part tiled walls, sash window, radiator.

OUTGOINGS

LEASE 125 years from 1990

MAINTENANCE £814.15 per six months

GROUND RENT £50 per six months.

SILLWOOD GATE

HOVE

APPROXIMATE GROSS INTERNAL AREA
81 sq m / 870 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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