



Flat 10 Windlesham Hall, 7-9 Windlesham Avenue Brighton BN1 3AH

Asking Price Of £335,000

- DESIRABLE LOCATION
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- WEST FACING LIVING/DINING ROOM
- WEST FACING BALCONY
- SHARE OF FREEHOLD
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps are pleased to bring to market this excellent ground floor apartment being presented in good decorative order and being sold with a share in the freehold. The two double bedroom accommodation features a west facing living/dining room that leads onto the west facing balcony. The property also benefits from a modern kitchen and shower room. Being situated in this central location within a few minutes of Seven Dials with a variety of independent shops. Brighton mainline station and City Centre are both also within a short walk.

ENTRANCE HALL Entry system telephone, coats/store cupboard, radiator.

KITCHEN Incorporating sink unit with mixer tap, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor, electric oven, integrated washing machine, fridge/freezer and dishwasher, cupboard housing gas fired boiler, UPVC double glazed window.

LIVING/DINING ROOM West facing with large UPVC double glazed window, radiator, door to:

BALCONY West facing with space for table and chairs.

BEDROOM 1 UPVC double glazed window, radiator.

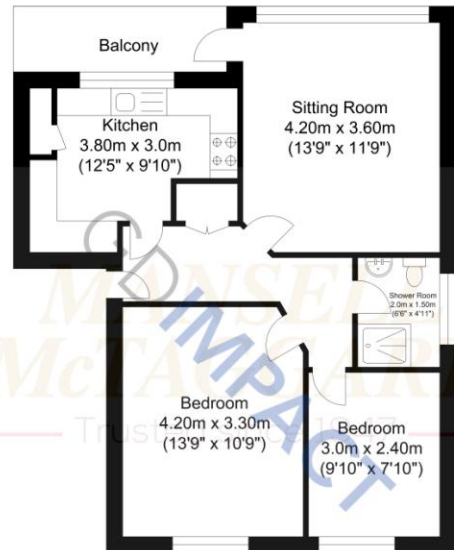
BEDROOM 2 UPVC double glazed window, radiator.

SHOWER ROOM Walk in shower, wash hand basin with cupboard under, low level w.c., part tiled walls, UPVC double glazed window.

OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE £1,400 per annum.



Ground Floor
Approximate Floor Area
613.32 sq ft
(56.98 sq m)

Approximate Gross Internal Area = 56.98 sq m / 613.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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