

ABERDEEN ROAD BRIGHTON BN2 3JA



Estate Agents



£375,000 LEASEHOLD

Aberdeen Road is a residential street running between Lewes Road and Upper Lewes Road in central Brighton. With its excellent transport links, good schools, and proximity to the city centre, this area has become increasingly popular with young professionals and families. The local high street is well serviced with coffee shops, a co-op local and Sainsburys supermarket and there is a lovely pub just up the road with excellent food and live music.

The property itself is a stunning refurbishment, with three double bedrooms set over two floors. You enter the property using the flats private entrance you are immediately struck by the quality of the finish. Wood effect tiling underfoot leads you passed the first of the bedrooms and into the open plan living area. There is plenty of room for sofas and a dining area and the light pours through the rear velux making this a bright and welcoming space. The bathroom is accessed off the lounge and is again finished to a high standard. A white suite with shower over bath is bordered by light grey tiling and wood effect vinyl flooring. The kitchen is newly fitted and comprises of sleek grey units, white metro tile splash back and wood effect worktop. There is a cooker and electric hob, extractor and plumbing for a washing machine as well as space for a large fridge freezer. The back door opens out onto a south facing patio, which is astro-turfed for low maintenance, comfort and splash of colour.

To the front of the lower ground floor there is a bedroom or second reception room. The external walls have been insulated throughout the property creating a cosy and energy efficient property. This like the other bedrooms are freshly decorated white, with new grey carpets and double glazing. All the rooms have plenty of electric points and easily large enough to fit double beds along with desks and wardrobes. Upstairs there are two further bedrooms, both bright, fresh and inviting. Off the upstairs landing there is a separate WC with toilet and sink.

This property has been completely refurbished throughout, which includes a brand new boiler and electrics. The attention to detail is evident and has resulted in a fantastic property that should be viewed by all first time buyers and investors looking in the area.

SALES | LETTINGS | VALUATIONS



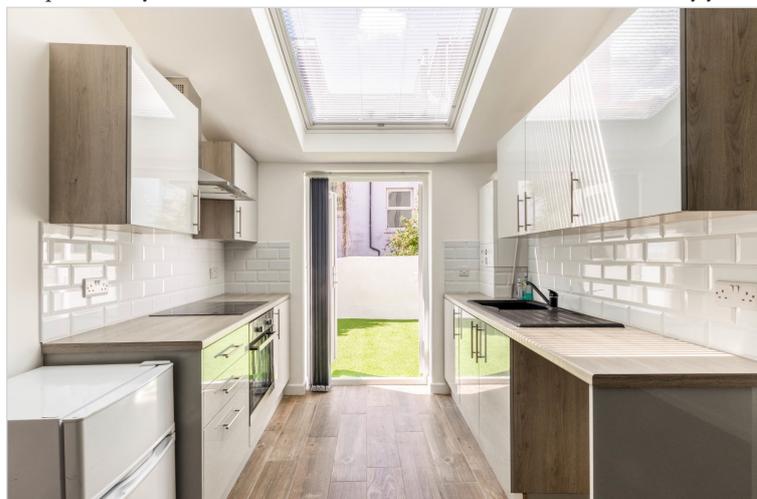
Q Estate Agents Ltd / 195 Lewes Road, Brighton, BN2 3LA
UK Company Reg no. 5390235 Reg. office: Maytree House, Meres Lane, Cross in Hand, TN21 0TZ



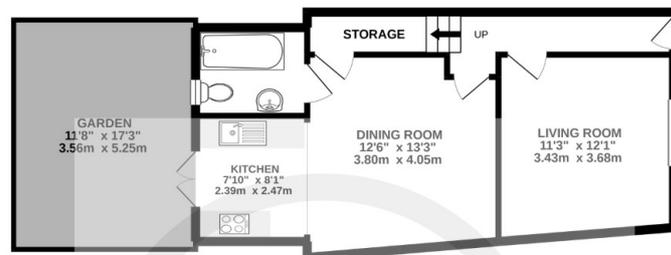
In The Know...

Area:	Lewes Road
Council Tax:	TBC by council
EPC Rating:	C79
Floor Area:	72.6 sqm (approx.)
Lease Length:	999 years*
Maintenance:	£600pa*
Ground Rent:	£1*
Station:	London Road Station
Bus Stop:	Lewes Road (75m)
Parking:	No Parking Permits Available
Primary School:	Fairlight Primary School
Secondary School:	Vardean and Dorothy Stringer
Local shop:	Co-op, Lewes Road
Supermarket:	Sainsburys, Lewes Road
Local Gems:	Pelicano Café, Martha Gunn Pub, The Park Crescent, The Patch and The Level Parks

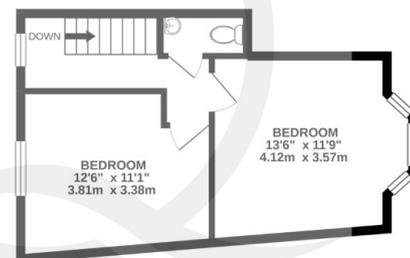
*As provided by the vendor. All details should be checked and confirmed by your



LOWER GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



ABERDEEN ROAD

TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency, or life span.
Made with floorplan 6/2021



BEST

ESTATE AGENT GUIDE
2018 : EXCEPTIONAL

SALES

free MARKETING
WORTH £400

If you instruct Q Estate Agents to sell your home we will provide a free and comprehensive marketing package worth £400.

Call 01273 622664
or email

info@qsalesandlettings.co.uk.

Disclaimer

Floorplan for Illustration Purposes Only – Not To Scale. This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any areas, measurements or distances quoted are approximate and should not be used to value the property or be a basis for sale or let.

Q Estate Agents have not tested any appliances or services within the property.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.