





Guide Price £199,950

F5,31 Edinburgh Road

Brighton

East Sussex

England

BN2 3HY

EPC Rating '85'

Kendrick Property Services are delighted to offer for sale this spacious 1 bedroom flat in the heart of the city. On entering the property you will first notice a storage area for bikes and a large communal patio. The flat consists of a newly fitted, large open plan kitchen/ living room which is perfect for entertaining. To complete the second floor flat you will find a good size bedroom and a lovely presented bathroom.

The property is located on the corner of Lewes Road and Edinburgh Road and has access to many of the local amenities including Morrisons, Brighton University, cafes, bars and restaurants making this flats location ideal. Edinburgh Road is also being sold with no onward chain.

LIVING ROOM

16' 7" x 13' 0" (5.05m x 3.96m)

KITCHEN

10' 9" x 9' 0" (3.28m x 2.74m)

BEDROOM

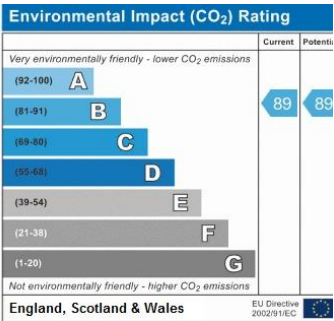
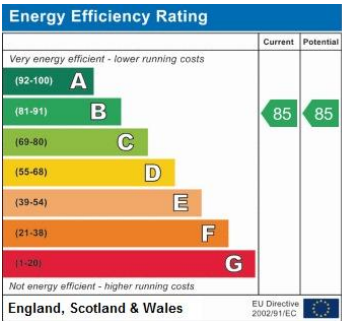
12' 0" x 8' 10" (3.66m x 2.69m)

BATHROOM

Tenure: Leasehold

Council Tax Band

Local Authority:



Brighton

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East Sussex
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements