

2 Bed Apartment In Villa Maria The Lees, Manor Road, BN2 5YU

£90,000



Ref:15070





SHORT DESCRIPTION

Property Ref: 15070 * SECURE OFF-STREET ALLOCATED PARKING SPACE * We are pleased to present an exceptional Top floor Apartment located at Villa Maria, The Lees, Brighton, BN2. This wonderful residence boasts 2 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully fitted kitchen, ideal for culinary enthusiasts, along with the convenience of an allocated off-street parking space. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. 5-minute walk to the beach, oblique sea view, close to East Brighton Park. 5-minute walk to supermarkets. Excellent bus route into town, 20-minute journey to the rail station. 7-minute walk to the hospital, within the catchment area of several schools. Property Type: Apartment Full selling price: £360000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £90000.00 Monthly rent based on 25% share: £764.44 Remaining lease (In Years): 115 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2123.28 Council tax band: B EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Parking : Secure off-street allocated parking space Outside Space: Communal Garden Heating Type: Gas Central Heating Possession of the property: Occupied

2

Bed Room(s)

1

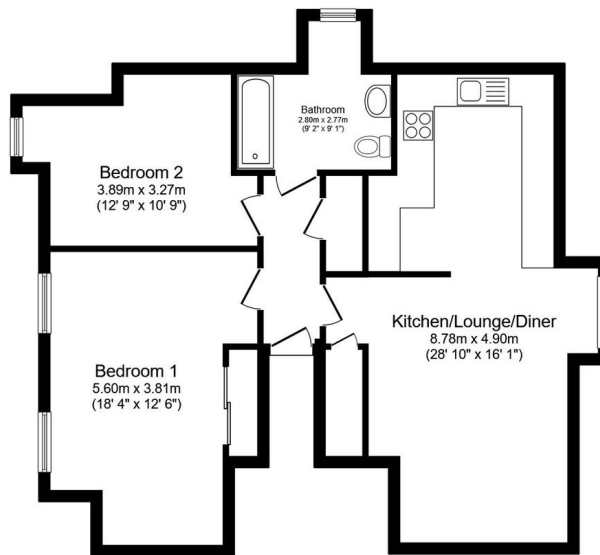
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 77.0 sq.m. (829 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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