



7 Waverley Crescent

Brighton BN1 7BG

Asking Price Of £275,000

- TWO DOUBLE BEDROOMS
- KITCHEN
- BATHROOM
- LIVING/DINING ROOM
- SEPARATE GARDEN
- PRIVATE STREET ENTRANCE
- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT

Whitlock and Heaps are pleased to bring to market this first floor apartment offering good size two double bedroom accommodation being sold with no onward chain. The apartment is approached via its own street entrance with central landing which all the rooms lead off. A particular feature is the living/dining room offering far reaching views with the property also having a separate kitchen and bathroom. Outside there is a private rear garden.

Private Street Entrance

LANDING

Fitted cupboard, radiator.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, electric oven, appliance space, double aspect with two UPVC double glazed windows, radiator.

LIVING/DINING ROOM Two UPVC double glazed windows, feature fireplace, radiator.

BEDROOM 1

UPVC double glazed window, radiator.

BEDROOM 2

UPVC double glazed window, cupboard housing 'Ideal' gas fired boiler, radiator.

BATHROOM Comprising panelled bath with mixer tap and shower attachment, wash hand basin, low level w.c, UPVC double glazed window, part tiled walls, radiator.

OUTSIDE

REAR GARDEN

OUTGOINGS

LEASE 89 Years Remaining

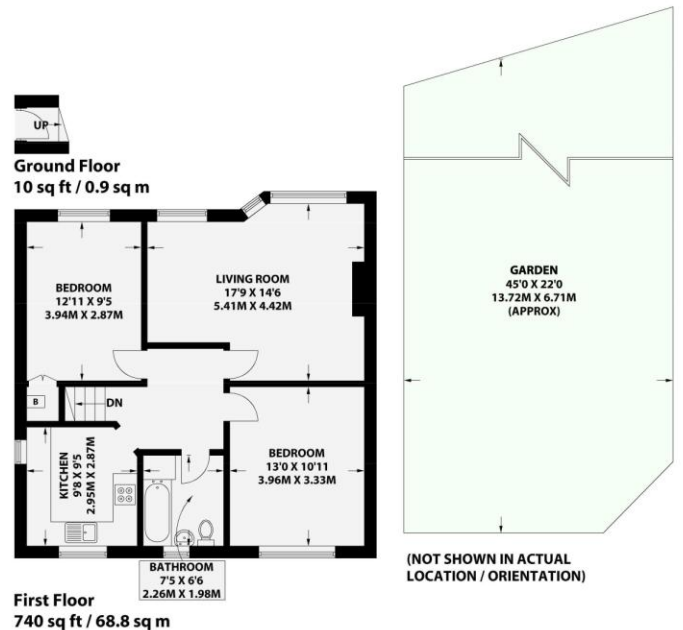
MAINTENANCE £617.57 per annum

GROUND RENT £10 per annum

WAVERLEY CRESCENT

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
750 sq ft / 69.7 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Pools, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPIS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
© Whitlock & Heaps 2024



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.