

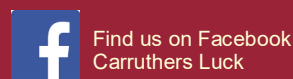


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EPC : D

£400,000



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A very well presented, bright and spacious detached 3 bedroom bungalow situated in a good road close to local shops and bus services. The bungalow has been improved and well maintained by the present owners to include a new full heating system, re wire, new kitchen and bathroom, new windows and redecoration throughout in light colours.

The front door leads to an entrance porch. A glazed door then takes you into the spacious and light entrance hall. To the right is the lounge/dining room which is a lovely bright dual aspect room overlooking the private front and side gardens. The lounge faces south so attracts the sun. Other features in to the room include a wood burner and wood flooring. To the other end of the room is space for a large dining table and then double doors lead to the kitchen. The kitchen has been refitted with a modern white handleless kitchen with cupboards and drawers, matching wall cupboards, breakfast bar, integrated oven and hob and space for all other appliances. There is also deep floor to ceiling built in cupboard. The ceiling is smooth with inset LED lighting and there is a door to the rear garden. The bungalow has three double bedrooms, all having modern new carpets and large windows making them nice and bright. There is a modern bathroom and a separate wc.

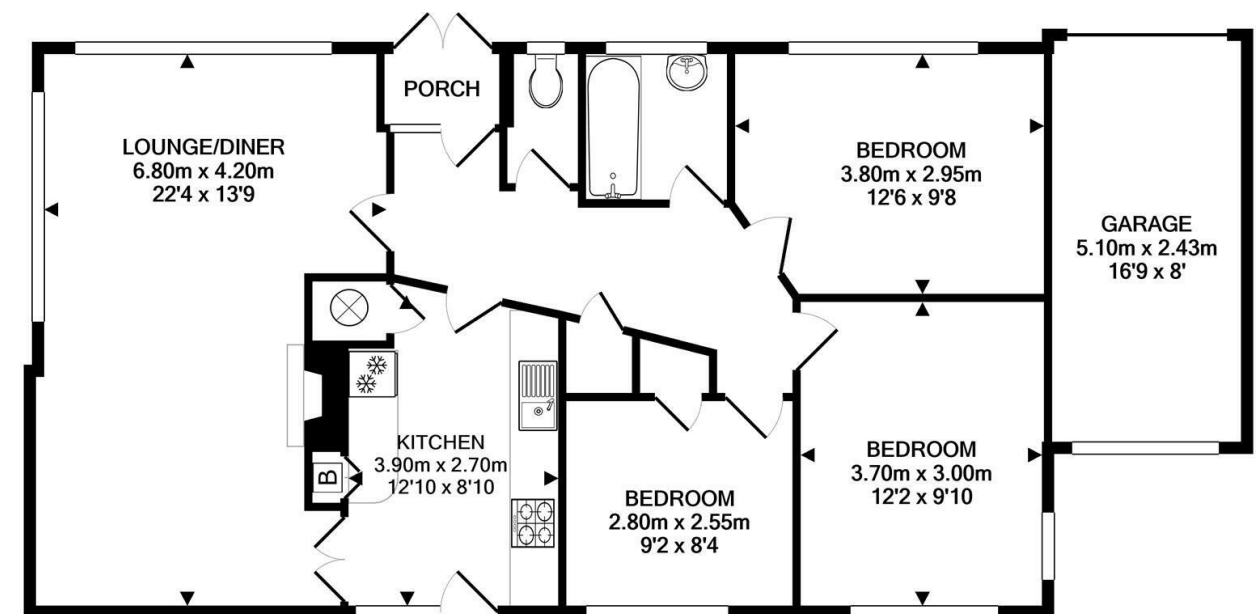
Outside, the bungalow has a garage and driveway. The garage has a door to the rear garden. Being on a corner plot the bungalow has gardens to three sides. The front and side garden a newly laid to lawn and have an attractive boundary hedge giving privacy to both areas. The rear garden is again laid to lawn and has a good sized paved patio area. To one end is a very useful summer house/office with a small patio in front of it.

The bungalow is situated in a popular and convenient, yet quiet location on level ground and just a short walk to the Meridian shopping Centre which is undergoing a complete redevelopment, local shops and bus services providing frequent access to Brighton City Centre. The seafront is within half a mile. There are 3 local primary schools and a secondary school, all within walking distance.

An internal viewing is highly recommended to appreciate the space and condition of the bungalow.

The accommodation with approximate room measurements comprises:

Council tax band: D



TOTAL APPROX. FLOOR AREA 97.2 SQ.M. (1047 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 as to their operability or efficiency can be given
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