



## 6 Rosebery Avenue, Brighton, BN2 6DE

Offers over £450,000 Freehold

NO ONWARD CHAIN. THIS NEWLY MODERNISED, 3 BEDROOM SEMI-DETACHED HOUSE is situated in a POPULAR, NO-THROUGH ROAD in NORTH WOODINGDEAN with access to The Downs at the end of the road. Offering GOOD SIZE ACCOMMODATION, the property is ideal for a family and benefits from some ORIGINAL FEATURES. A real bonus is the EXTENDED GARAGE, which has been converted to a GAMES ROOM/OFFICE. There is a lovely and well maintained, PRETTY REAR GARDEN. The property is offered CHAIN FREE. Energy Rating: E51

## Porch

Double glazed windows & doors to:

## Hallway

Front door, radiator, double glazed window to side.

## Lounge

Double glazed square bay window overlooking front, radiator, tiled fireplace surround with mantle & hearth, picture rail, coved ceiling.

## Dining Room

Double glazed windows & French doors overlooking and leading to rear garden, tiled fireplace surround with mantle & hearth, picture rail, coved ceiling, radiator, understairs storage cupboard housing electric meter & fusebox.

## Kitchen

Modern kitchen with range of wall & base units, worktop surfaces over, inset sink & drainer unit with mixer tap, 4 ring electric hob with oven below & cooker hood over, integrated fridge, integrated freezer and dishwasher, space & plumbing for washing machine, double glazed window to side and double glazed back door leading to rear garden, radiator, splashbacks.

## First Floor Landing

Loft hatch, picture rail.

## Master Bedroom

Double glazed window overlooking front, tiled fireplace surround with mantle, coved ceiling, fitted storage cupboard.

## Bedroom 2

UPVC double glazed window overlooking rear garden, radiator, tiled fireplace surround, picture rail.

## Bedroom 3

Double glazed window overlooking rear garden, picture rail, radiator, linen cupboard housing lagged water cylinder & slatted shelving.

## Bathroom

Modern white suite comprising shaped bath with wall mounted shower fitment over, pedestal wash basin, low level WC with push button flush. Part tiled walls, radiator, double glazed patterned window.

## Outside

### Garage/Annexe

Door & window to side, power & light. This would make an ideal office/hobby room.

### Utility Room

to rear of garage with door to side and window to rear, power & light worktop surfaces.

### Rear Garden

52' long and 30'7 narrow to 17'5 (15.85m long and 9.32m narrow to 5.31m)

Lawned rear garden with walling & fencing to sides, gated side access, flowerbed border, timber garden shed at rear, outside water tap.

### Front Garden

Front garden with pathway to front door, lawn to side with walling.

### Private Driveway

providing off street parking for several cars.

### Total approx floor area

120.5 sq.m (1,297 sq.ft)

### Council Tax Band D

### V 3

## LOCATION

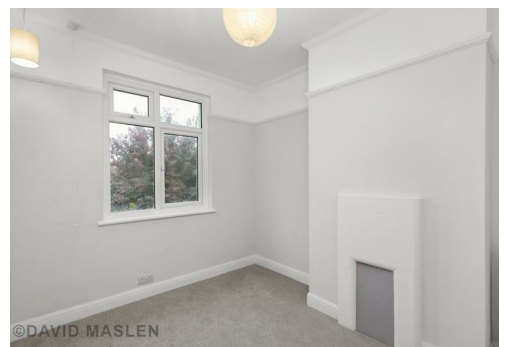
Rosebery Avenue is situated in the popular location of North Woodingdean, which is a highly sought after residential area close to the Downs, with the benefit of local shops in Warren Road and Warren Way.

Woodingdean has frequent bus services taking you into Nearby Rottingdean and into the City centre. You will find various leisure facilities and extensive nightlife both in the City and in Brighton Marina. Also available in Brighton Marina is the Asda superstore, various shops, cinema complex, bowlplex, bars and restaurants.

Woodingdean itself offers schools from nursery age through to secondary school and a range of group organisations for the young and old alike. It is surrounded by farmland and the South Downs - you will find various access points and its very popular with runners, cyclists and dog walkers. You can follow the footpath into Falmer Village and to the Amex Stadium.

## WHAT THE OWNERS SAY:

*"For 42 years this has been our wonderful happy home, but sadly it is now time to move on and downsize to a bungalow near to our family. We chose this house because it felt homely and had all the amenities in the area that we needed for two young children. Good schools and nurseries, Scouts, Brownies, community centre with activities for all ages. library and doctors surgery, local pub, garage and petrol station, all within walking distance. Local shops, cafes, a variety of take-aways and a friendly church. Frequent bus services into Brighton town centre and railway station, also to Rottingdean, from the bottom of the road! We have built a garage in the garden which has served many purposes over the years.....sports hall and gym, table tennis room with sprung flooring, play room and storage for toys, bikes, etc., and as an office for a quiet working area. The gardens are easy to maintain and are very colourful in both Spring and Summer. Woodingdean is a very friendly place to live and we hope that the new owners will love living here as much as we have."*





GROUND FLOOR  
APPROX. FLOOR  
AREA 81.2 SQ.M.  
(874 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 39.3 SQ.M.  
(423 SQ.FT.)

TOTAL APPROX. FLOOR AREA 120.5 SQ.M. (1297 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.  
Made with Metropix 00019

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>51</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>44</b>	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



**OFFICES THROUGHOUT THE CITY**

**LEWES ROAD**

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

**FIVEWAYS**

290 Ditchling Road,  
Brighton,  
BN1 6JF.  
t: (01273) 566777  
e: fiveways@maslen.co.uk

**WOODINGDEAN**

62-64 Warren Road,  
Woodingdean,  
Brighton BN2 6BA  
t: (01273) 278866  
e: woodingdean@maslen.co.uk

**LETTINGS**

290 Ditchling Road,  
Brighton,  
BN1 6JF  
t: (01273) 321000  
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.