

£625,000 Freehold



8 Down Terrace, Brighton,
BN2 9ZH

8 Down Terrace, Brighton BN2 9ZH

Beautifully presented 3 double bedroom terraced PERIOD HOUSE boasting an abundance of period features & located in close proximity to QUEENS PARK. Also being located within the catchment area for St Luke's Primary School other features include DUAL ASPECT living room, kitchen/breakfast room, contemporary family bathroom/W.C. & a SOUTHERLY FACING rear garden. There is also scope to extend into the loft space to create an additional bedroom (subject to necessary consents). Viewings are highly recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents



Front door leading to:

Entrance Vestibule

Dado rail, high level meter cupboard housing electric fusebox & meter, door to:

Entrance Hall

Victorian style central heating radiator, coved ceiling, ornate ceiling mouldings, stripped wood floorboards, dado rail, wall mounted 'Honeywell' digital heating thermostat, large understairs storage cupboard with light, stairs rising to first floor, stripped wood door leading to:

Lounge/Dining Room

Continuation of stripped wood floorboards, 2 x contemporary upright central heating radiators, attractive cast iron feature fireplace with decorative tiled inserts, wooden surround & mantle, picture rail, coved ceiling, 2 x ornate ceiling roses, feature high ceilings, double glazed sash bay window to front, southerly facing double glazed door to rear leading to outside.

Kitchen/Breakfast Room

Range of base & drawer units with work surfaces over, inset ceramic single drainer sink unit with mixer tap & extended draining board, space for range cooker with cooker hood over, space for upright fridge/freezer, cupboard housing 'Valiant' gas boiler, continuation of stripped wood floorboards, contemporary upright central heating radiator, sash double glazed window to side, southerly facing double glazed bi-folding doors to rear leading to rear garden.

First Floor Landing

Stripped wood floorboards, built in shelved storage cupboard, hatch to loft space, stripped wood door leading to:

Bedroom

Continuation of stripped wood floorboards, contemporary upright central heating radiator, attractive cast iron feature fireplace with decorative tiled inserts, picture rail, coved ceiling, sash bay window to front.

Bedroom

Continuation of stripped wood floorboards, contemporary upright central heating radiator, built in shelved storage cupboard, southerly facing sash window to rear overlooking rear garden, stripped wood door.

Bedroom

Continuation of stripped wood floorboards, contemporary upright central heating radiator, attractive cast iron feature fireplace, southerly facing sash window to rear overlooking rear garden.

Bathroom/W.C.

Comprising panelled bath with central mixer tap & thermostatically controlled rainwater style shower unit over, vanity unit with inset wash hand basin with mixer tap, low level close coupled push button W.C., heated towel rail, part tiled walls, tiled flooring, 2 x uPVC double glazed window to side.

Outside

Front Garden

Wall enclosed front garden, mainly laid to lawn with shrub borders.

Rear Garden

Decked & lawned southerly facing rear garden with flower, shrub & tree borders. Timber built storage shed, greenhouse.

Total approx floor area:

1172 sq.ft. (108.9 sq.m.)

Parking Zone S

Council Tax Band D

V2



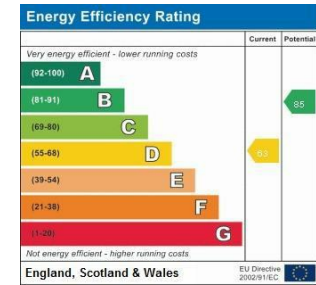






TOTAL FLOOR AREA - 1172 sq. ft. (108.9 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
 Made with HomeByz ©2024

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.