



# 152 Warren Road, Brighton, BN2 6DD

Price £530,000 Freehold

Extensively refurbished 3 bedroom semi-detached home which has been TASTEFULLY UPDATED to provide a contemporary family home. Boasting PANORAMIC VIEWS towards the sea, other features include stunning L-shaped OPEN PLAN lounge/kitchen/dining room, ground floor cloakroom, contemporary family bathroom/W.C., front & rear gardens, driveway & garage, EV charging point & potential to extend (subject to necessary consents). Viewings are highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents.

### Storm Porch

With uPVC double glazed door to front & uPVC double glazed windows to front & side, door to:

### Entrance Hall

Central heating radiator with decorative cover, contemporary grey wood effect flooring, feature wood panelling, cupboard housing electric fusebox & meter, ceiling spotlights, uPVC double glazed window to side, stairs rising to first floor, door to:

### Cloakroom

Low level push button W.C., with concealed cistern, wall mounted wash hand basin with mixer tap, feature wood panelling, tiled flooring, ceiling spotlights, uPVC double glazed window with frosted glass to side.

### Open Plan Lounge/Kitchen/Dining Room

#### Lounge/Dining Room

Continuation of contemporary grey wood effect flooring, contemporary upright central heating radiator, further central heating radiator, attractive cast iron feature fireplace with decorative tiled inserts, wooden surround & mantle, shelving & cupboards built into chimney breast recess, feature wood panelling, large southerly facing uPVC double glazed bay window with panoramic sea views to front, uPVC double glazed sliding doors to rear leading to rear garden.

#### Kitchen

Range of contemporary soft closing wall, base & drawer units with wood/laminate work surfaces over, inset 1 & a half bowl resin sink unit with mixer tap, inset 4 burner 'Zanussi' induction hob with matching electric oven under & cooker hood over, integrated dishwasher, integrated freezer, space for upright fridge/freezer, part tiled walls, continuation of contemporary grey wood effect flooring, contemporary upright central heating radiator, southerly facing uPVC double glazed window to front with panoramic sea views, uPVC double glazed window to rear overlooking rear garden, uPVC double glazed window to rear leading to rear garden.

#### First Floor Landing

Feature wood panelling, contemporary grey wood effect flooring, airing cupboard housing hot water cylinder & shelves over, uPVC double glazed window to front, hatch to loft space, door to:

#### Bedroom

Central heating radiator with decorative cover, range of built in floor to ceiling wardrobes with hanging rail & shelving, ceiling spotlights, southerly facing uPVC double glazed window to front with panoramic sea views.

#### Bedroom

Central heating radiator, feature wood panelling, range of built in floor to ceiling wardrobes with hanging rail & shelving, uPVC double glazed window to rear overlooking rear garden.

#### Bedroom

Central heating radiator, range of built in wardrobes with hanging rail & shelving, contemporary grey wood effect flooring, southerly facing uPVC double glazed window to front with panoramic sea views.

#### Shower Room

Comprising walk in shower with thermostatically controlled rainwater style shower unit & acrylic splashback, vanity unit with inset wash hand basin & mixer tap, low level push button W.C. with concealed cistern, heated towel rail, fully tiled walls & floor, ceiling spotlights, uPVC double glazed window with frosted glass to rear.

### Outside

#### Front Garden

Mainly laid to lawn, block paved path leading to front & side, gate providing side access.

### Rear Garden

Paved & lawned rear garden with flower, shrub & tree borders, personal door to:

### Garage

With private driveway providing off road parking, EV charging point.

### Total approx floor area

1046 sq.ft. (97.1 sq.m.)

### Council Tax Band D

### V 2

*What the owner says:*

*"This house has been the perfect first family home for us and we have spent four of our best years together here! It has (in our opinion) the most perfect view in Brighton of the South Downs and the sea, and has every local amenity you could possibly need.*

*Our favourite thing about the house is definitely the view! Nothing beats a morning cuppa looking out across the unspoiled South Downs from the living room and main bedroom. We have great natural light all around the house and a spacious living space which has been ideal for our growing family. When we have needed to work from home, we have found our time very productive and have always felt creative and inspired by the amazing view.*

*We are in a great location and love how close we are to Brighton's city centre, but far enough away that we have peace and quiet. We never miss the big events and feel it's the best of both worlds!*

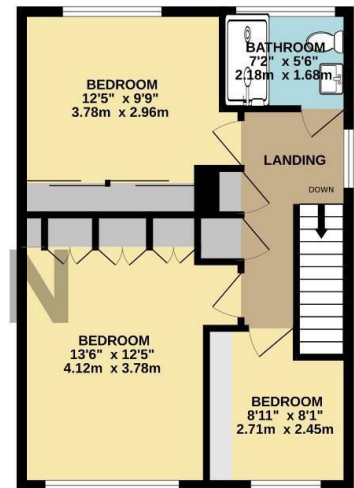
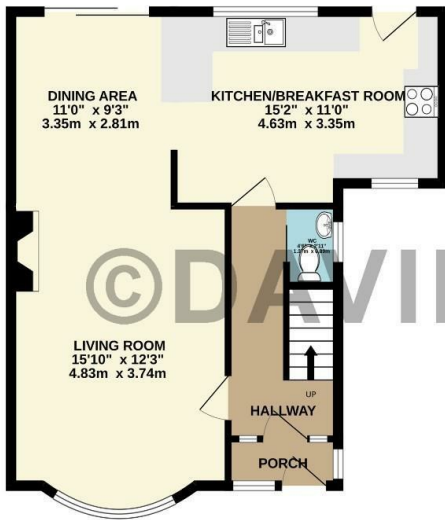
*Another great point about living here is the country walks, all of which are on our door step and easily accessible. Our dog has certainly loved his time here!*

*With our family growing we have sadly outgrown the house and we will miss it immensely, but hope that it will give the next owner as many amazing memories as it has brought us!"*



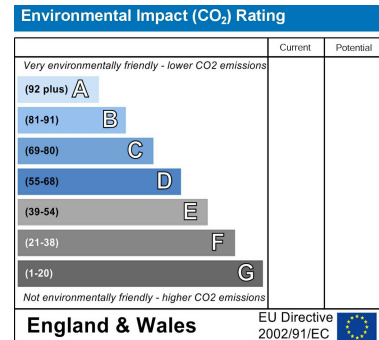
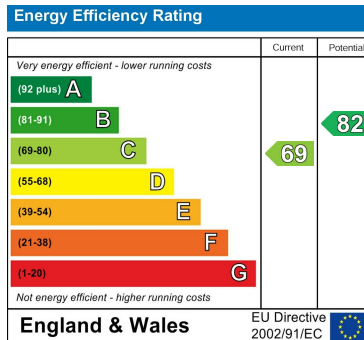
GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### IMPORTANT

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### IMPORTANT

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