



196 Cowley Drive, Brighton, BN2 6TH

Price £365,000 Freehold

This BEAUTIFULLY PRESENTED, modern 2 DOUBLE BEDROOM TERRACED HOUSE is situated in a popular residential location, close to local amenities & bus routes providing easy access to both the city centre and the village of Rottingdean with its shops, cafes and beach. The property benefits from BRIGHT & AIRY ACCOMMODATION including a lovely, spacious, OPEN-PLAN LOUNGE/DINER leading through to the SMART KITCHEN, dual aspect master bedroom and MODERN BATHROOM with white suite. There is a well maintained LAWNED REAR GARDEN and to the front there is a porch and OFF STREET PARKING. Energy Rating: D58 Exclusive to Maslen Estate Agents

Open Porch Area

Double glazed front door to:

Hallway

Double glazed patterned window to side, radiator, recessed spotlights.

Lounge/Dining Room

Double glazed window & double glazed French doors overlooking and leading to rear garden, wooden flooring, 2 x radiators.

Kitchen

Fitted kitchen with range of wall & base units, worktop surfaces over, inset stainless steel sink & drainer unit with mixer tap, inset 4 ring induction hob with fitted oven below & cooker hood over, space & plumbing for washing machine, appliance space for fridge/freezer, integrated dishwasher, recessed spotlights, wooden flooring, double glazed window overlooking front, tiled splashbacks.

First Floor Landing

Double glazed window overlooking front, loft hatch, central heating thermostat.

Bathroom

Modern bathroom suite comprising enclosed panelled bath with wall mounted electric shower unit over, wash basin with storage cupboard below, low level WC with concealed cistern & push button flush. Radiator, part tiled walls, recessed spotlights, laminate flooring.

Bedroom 2

Double glazed window overlooking rear garden, radiator.

Master Bedroom

Dual aspect room with double glazed window overlooking front and double glazed window overlooking rear garden, radiator.

Outside

Rear Garden

Paved patio with steps leading up to lawned area, timber garden shed, outside water tap, outside power points outside light, fenced boundaries.

Front Garden

Front garden with pathway to front door, laid to lawn with off road parking space.

Total approx floor area

69.3 sq.m (746 sq.ft)

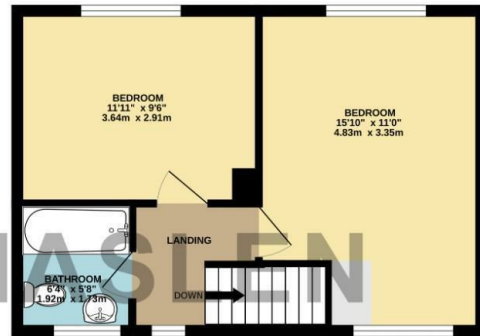
Council Tax Band B



GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

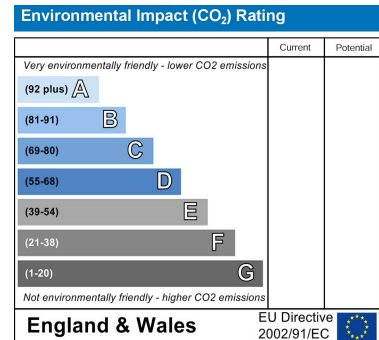
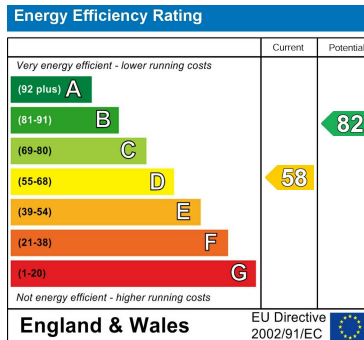


1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 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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