



## 196 Cowley Drive, Brighton, BN2 6TH

Price £350,000 Freehold

This BEAUTIFULLY PRESENTED, modern 2 DOUBLE BEDROOM FAMILY HOME is situated in a popular residential location, close to local amenities & bus routes providing easy access to both the city centre & the village of Rottingdean with it's shops, cafes & 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 which could be separated into 2 separate rooms to create an additional bedroom & a MODERN BATHROOM with white suite. There is a well maintained LAWNED REAR GARDEN & to the front there is 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. Could be converted into two separate rooms to create an additional bedroom.

### **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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<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**

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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.

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