

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



















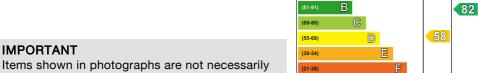


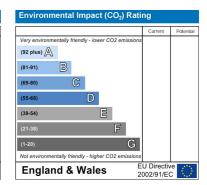


TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx

England & Wales

(92 plus) A





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.

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