



49 Tavistock Down, Brighton, BN1 7FN

£425,000 Freehold

Well presented & SPACIOUS 3 bedroom family house with OFF ROAD PARKING in this popular & convenient location. Highlights include; DUAL ASPECT lounge/dining room, contemporary fitted kitchen & bathroom, gas heating, double glazing & a LANDSCAPED REAR GARDEN. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents.

uPVC double glazed front door leading to:

Entrance Hall

Central heating radiator, wood effect luxury vinyl tile flooring, understairs storage cupboard, further built in storage cupboard, stairs rising to first floor, door to:

Lounge/Dining Room

Continuation of wood effect luxury vinyl tile flooring, 2 x central heating radiators, coved ceiling, fireplace with inset coal effect gas fire with wooden surround & mantle, uPVC double glazed window to front, uPVC double glazed French doors to rear leading to outside.

Kitchen

Contemporary fitted kitchen comprising a range of white gloss & soft closing wall, base & drawer units with laminated work surfaces over, inset single drainer sink unit with mixer tap, inset 5 burner gas hob with cooker hood over, fitted eye level electric double oven, space & plumbing for washing machine, space for further appliances, part tiled walls, continuation of wood effect luxury vinyl tile flooring, central heating radiator, cupboard housing gas boiler, uPVC double glazed window to rear overlooking rear garden, uPVC double glazed door to rear leading to rear garden.

First Floor Landing

Wood effect flooring, hatch to loft space, uPVC double glazed window to front.

Bedroom

Continuation of wood effect luxury vinyl tile flooring, central heating radiator, uPVC double glazed window to rear overlooking rear garden.

Bedroom

Continuation of wood effect luxury vinyl tile flooring, central heating radiator, uPVC double glazed window to front.

Bedroom

Continuation of wood effect luxury vinyl tile flooring, central heating radiator, uPVC double glazed window to rear overlooking rear garden.

Family Bathroom/W.C.

Contemporary fitted family bathroom comprising panelled bath with mixer tap & hand held shower attachment, electric shower unit & shower screen over, large vanity unit with inset wash hand basin with mixer tap, low level push button W.C. with concealed cistern, ladder style heated towel rail, fully tiled walls & floor.

Front Garden

Paved area providing off road parking for 2 vehicles, raised flowerbeds.

Rear Garden

Paved & lawned rear garden, predominantly enclosed by timber fencing.

Total approx floor area

875 sq.ft. (81.3 sq.m.)

Council tax band C

V1

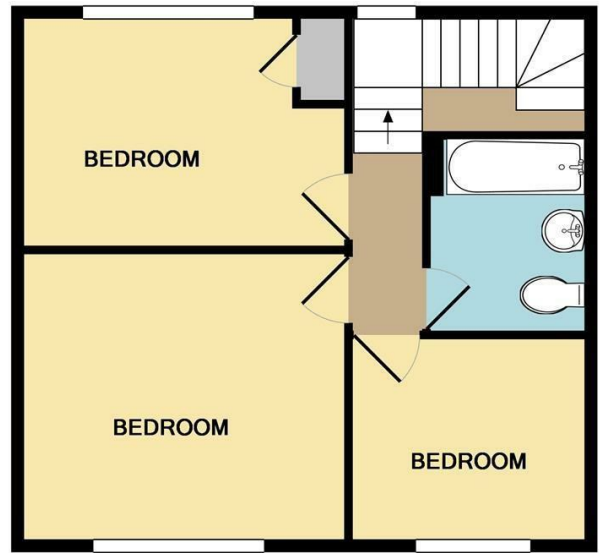
What the owner says:

"We have absolutely loved living at 49 Tavistock down. The house is very comfortable to live in. The rooms are all of a practical size, fiber optics box/cable were recently installed and there are two car parking spaces at the front. The neighbourhood is lovely, quiet and safe for families, and our kids have enjoyed playing around. Also, there are some very good schools in the catchment area and in walking distance. The location is very convenient with the train station and the bus stop very close while it is also close enough to be able to walk into town. There are a couple of convenience stores a few meters away and there are various shops and restaurants just moments away at the Dip and at Fiveways. We are sorry to be leaving (and wish we could keep it as well as move on!!) but hope that the next homeowners are very happy here."





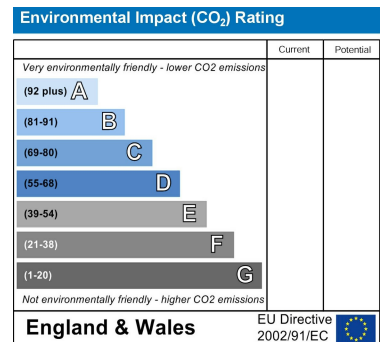
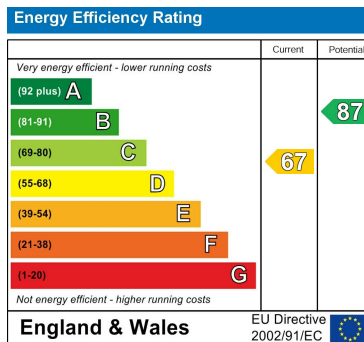
GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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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