

Price £475,000 Freehold



6 Barnett Road, Brighton,
BN1 7GH



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Maslen Estate Agents are delighted to offer CHAIN FREE this attractive 3 BEDROOM mid terrace RED BRICK FAMILY HOME, situated in this SOUGHT-AFTER LOCATION and boasting a FANTASTIC 59' MATURE REAR GARDEN. Other features & accommodation include 2 reception rooms, REFITTED KITCHEN, family bathroom/WC and POTENTIAL TO EXTEND subject to the necessary consents being obtained. Viewing recommended. Energy Rating: C72
Exclusive to Maslen Estate Agents



uPVC double glazed front door to:

Entrance Hall

Radiator, dado rail, wall mounted 'Honeywell' heating thermostat, large understairs storage cupboard housing electric fusebox & meter, uPVC double glazed window to front, stairs rising to first floor, door to:

Lounge

Stripped wooden floorboards, radiator, coved ceiling, uPVC double glazed bay window to front, large archway to:

Dining Room

Stripped wooden floorboards, radiator, coved ceiling, cupboard housing 'Vaillant' gas boiler, uPVC double glazed French doors leading to rear garden.

Kitchen

Modern fitted kitchen comprising a range of wall, base & drawer units with roll edged laminated work surfaces over, inset stainless steel single drainer sink unit with mixer tap, space for cooker, space & plumbing for washing machine, tiled walls, wood effect flooring, uPVC double glazed window to rear overlooking garden, upvc double glazed doors to rear leading to garden.

First Floor Landing

Dado rail, built-in storage cupboard with slatted shelves and further cupboard above, hatch to loft space.

Bedroom 1

Radiator, 2 x built-in double wardrobes with hanging rail & shelves, further cupboards above, uPVC double glazed window to front.

Bedroom 2

Radiator, uPVC double glazed window to rear overlooking garden.

Bedroom 3

Radiator, built-in wardrobe with hanging rail & shelves, further cupboards above, uPVC double glazed window to rear overlooking garden

Bathroom/WC

Panelled bath with thermostatically controlled shower unit over, pedestal wash hand basin, low level close coupled push button WC. Fully tiled walls, radiator, uPVC window with frosted glass to front.

Outside

Front Garden

Flower & shrub borders, steps up to front door.

Rear garden

59' approx x 16' approx (17.98m approx x 4.88m approx)
Attracted, paved, decked & lawned rear garden with flower, shrub and tree borders. Outside tap, External WC & storage shed with low level WC and vanity unit with inset wash hand basin.

Total approx floor area

77.3 sq.m (832 sq.ft)

Council Tax Band C

V1



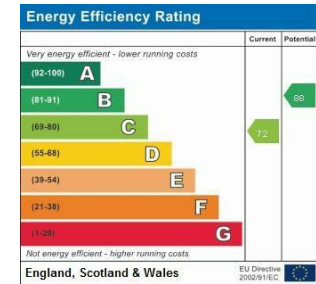






TOTAL FLOOR AREA: 832 sq ft. (77.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and equipment shown have not been tested and no guarantee is given for their operation or efficiency over time.
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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.



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