



202 Cowley Drive, Brighton, BN2 6TH

Price £325,000 Freehold

NO ONWARD CHAIN. This 2 BEDROOM end of terrace HOUSE is situated in popular Cowley Drive, close to local amenities & bus route. The property benefits from a GARDEN TO 3 SIDES of the house, a PRIVATE DRIVEWAY, DOUBLE GARAGE and workshop space. Some updating may be required. Energy Rating: D60 Exclusive to Maslen Estate Agents.

Hallway

uPVC double glazed front door with frosted glass, double glazed frosted glass panel to side, stairs to first floor, door to:

Lounge/Dining Room

A dual aspect room with 2 x uPVC double glazed windows to side, 2 x uPVC double glazed windows to rear, uPVC back door to rear garden with double glazed frosted glass panel, brick built fireplace sat on tiled hearth, wall mounted thermostat, door to:

Kitchen

Range of wall & base units with roll edge work surfaces, inset stainless steel single drainer sink unit with mixer tap, inset 4-ring gas hob with extractor/filter over, integrated oven, space for washing machine, space for fridge/freezer, 3 x built-in storage cupboards, part tiled walls, laminate flooring, uPVC double glazed window to front.

First Floor Landing

Hatch to loft space, uPVC double glazed window to front.

Bathroom

White suite comprising panelled bath with mixer taps & hand held shower attachment over, pedestal wash hand basin with hold & cold tap, low level WC. Part tiled walls, laminate flooring, uPVC double glazed window to front.

Bedroom 1

2 x uPVC double glazed windows to front & rear.

Bedroom 2

Radiator, uPVC double glazed window to rear.

Outside

Front Garden

Pathway & steps to front door, lawned area, outside light, gate to side.

Rear Garden

Enclosed by wooden fencing & mature hedge, mainly laid to lawn, patio seating area, door to garage, gate to side, borders filled with mature shrubs & trees, outside light.

Garage

Total approx floor area

68.8 sq.m. (741 sq.ft.)

Council Tax Band B

Location:

Situated towards the South Side of Woodingdean is Cowley Drive, with bus services to the City centre close by. There are Schools for all ages which are located in Woodingdean, Ovingdean and Rottingdean. Local shops can be found in Cowley Drive, Warren Road and Warren Avenue, for the bigger shops you can visit Brighton Marina Village, which is also handy for various bars/restaurants/cinema. Easy access to the A27/A23 via the Falmer Road. For your leisure time you will find various Public footpaths running through the Downs and childrens parks in Kipling Avenue, Happy Valley and the historic village of Rottingdean for access on to the beach.



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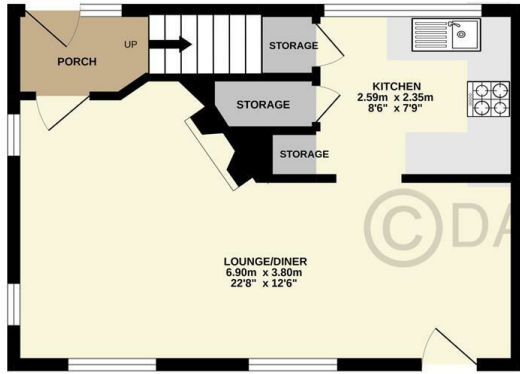


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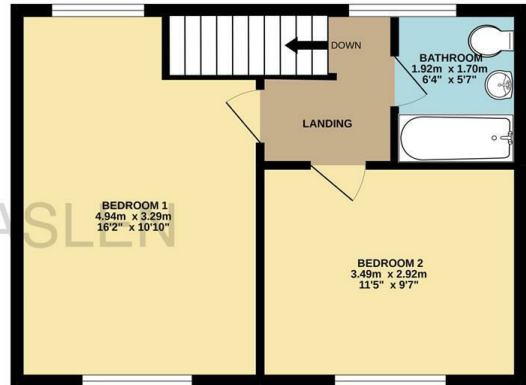


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GROUND FLOOR
33.3 sq.m. (358 sq.ft.) approx.

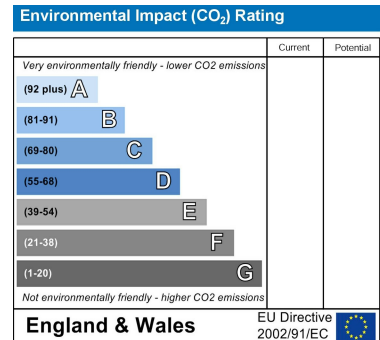
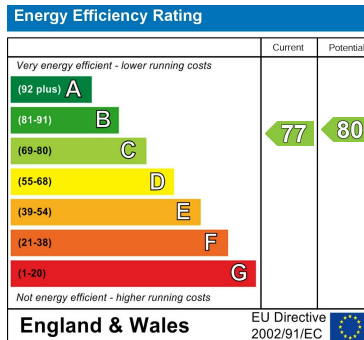


1ST FLOOR
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA : 68.8 sq.m. (741 sq.ft.) 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

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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