



## 45 Brownleaf Road, Brighton, BN2 6LD

£475,000 Freehold

CHAIN FREE 3 bedroom semi-detached chalet bungalow with a large mature rear garden which benefits from STUNNING VIEWS over the South Downs & towards the sea. Other highlights include DUAL ASPECT lounge/dining room, fitted kitchen, gas heating, double glazing & PRIVATE DRIVEWAY to garage. Potential to extend subject to the necessary consents being obtained. Viewings are highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents.

uPVC double glazed front door leading to:

### **Entrance Hall**

Central heating radiator, cupboard housing electric fuses & meter, built in storage cupboards, coved ceiling, wall mounted digital heating thermostat, door to:

### **Lounge/Dining Room**

2 x central heating radiators, fireplace with inset coal effect gas fire, coved ceiling, stairs rising to first floor, large southerly facing uPVC double glazed window to front with views across the South Downs & towards the sea, uPVC double glazed window to rear overlooking rear garden.

### **Kitchen**

Comprising a range of wall & base units with laminated work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner 'NEFF' electric hob, fitted electric 'NEFF' oven, space & plumbing for washing machine, integrated fridge & freezer, part tiled walls, cupboard housing 'Vaillant' gas boiler, uPVC double glazed window to rear overlooking rear garden, further uPVC double glazed windows to side.

### **Bedroom**

Central heating radiator, coved ceiling, built in double wardrobe with hanging rail & further cupboards above, large southerly facing uPVC double glazed window to front with views across the South Downs & towards the sea.

### **Bathroom**

Panelled bath with mixer tap & shower unit over, wall mounted wash hand basin with hot & cold water taps, part tiled walls, uPVC double glazed window with opaque glass to rear.

### **Separate W.C.**

Low level W.C. with concealed cistern, uPVC double glazed window with opaque glass to rear.

### **First Floor Landing**

Door to:

### **Bedroom**

Range of built in wardrobes, eaves storage cupboard, coved ceiling, southerly facing uPVC double glazed window to front with views across the South Downs & towards the sea, uPVC double glazed window to rear overlooking rear garden.

### **Bedroom**

2 x eaves storage cupboards, coved ceiling, southerly facing uPVC double glazed window to front with views across the South Downs & towards the sea, further uPVC double glazed window to rear overlooking rear garden.

### **Outside**

#### **Front Garden**

Large open plan lawned front garden with shrubs & tree borders, paved private driveway to side providing off road parking & leading to:

#### **Garage**

With metal up & over door, power & light, uPVC double glazed window to side, personal door giving access to rear garden.

#### **Rear Garden**

Mature paved & lawned rear garden with flower, shrub & tree borders.

### **Total approx floor area**

1199 sq.ft. (111.4 sq.m.)

### **Council tax band D**

### **V1**

*What the owner says:*

*"We have been very lucky to have lived in our family house for many years. We have fond memories of fun times spent in the large private gardens, enjoying the best suntraps and peace and quiet that Woodingdean has to offer. The south facing living room is light and spacious and benefits from relaxing views over the downs and towards the sea. Primary and secondary schools are close by and a large park with a children's play area is at the bottom of the road, ideal for dog walking and exercising for all the family. Local shops and bus services are found 2-3 mins walk away at Cowley Drive, offering connections to Brighton and the pretty coastal village of Rottingdean. We hope you'll be as happy here as we have been."*



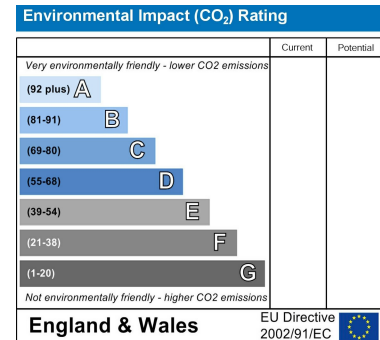
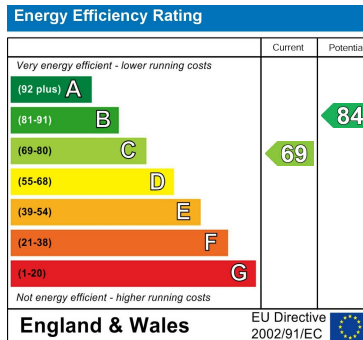
GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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**IMPORTANT**

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**OFFICES THROUGHOUT THE CITY**

**LEWES ROAD**

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

**FIVEWAYS**

290 Ditchling Road,  
Brighton,  
BN1 6JF.  
t: (01273) 566777  
e: fiveways@maslen.co.uk

**WOODINGDEAN**

62-64 Warren Road,  
Woodingdean,  
Brighton BN2 6BA  
t: (01273) 278866  
e: woodingdean@maslen.co.uk

**LETTINGS**

290 Ditchling Road,  
Brighton,  
BN1 6JF.  
t: (01273) 321000  
e: lettings@maslen.co.uk



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