



30 Kipling Avenue, Brighton, BN2 6UD

£375,000 Freehold

A TASTEFULLY PRESENTED 2 double bedroom terraced home situated in a POPULAR & CONVENIENT LOCATION. Other features & highlights include front & rear gardens, modern fitted kitchen/breakfast room, GREAT VIEWS towards the sea, GARAGE & PRIVATE DRIVEWAY. Viewings are highly recommended. Energy Rating: C70 Exclusive to Maslen Estate Agents.

uPVC double glazed front door to:

Hallway

Windows to front & sides, wall mounted 'Worcester' digital heating thermostat, radiator, stairs rising to first floor, understairs storage cupboard, door to lounge, door to:

Office/Utility Area

Wooden flooring, feature frosted glass pane into lounge, space & plumbing for washing machine, door to:

Cloakroom

Continuation of wooden flooring from office/utility room, low level close coupled W.C. with push button flush, vanity unit with cupboards below & inset wash hand basin with hot & cold taps, wall mounted extractor fan.

Lounge/Dining Room

uPVC double glazed window to front, 2 x radiators, coved ceiling, double doors to:

Kitchen/Breakfast Room

Range of wall, base & drawer units with roll edge work surfaces over, inset 1.5 bowl stainless steel sink drainer unit with mixer tap, integrated fridge/freezer, fitted eye level 'Indesit' oven, inset 4 burner 'BOSCH' hob with stainless steel cooker hood above, cupboard housing wall mounted 'Worcester' gas boiler, integrated dishwasher, 2 x integrated wine fridges, part tiled walls, tiled floor, radiator, 2 x uPVC double glazed windows to rear overlooking rear garden, uPVC double glazed door with frosted glass to rear leading to outside.

First Floor Landing

Hatch to loft space, doors to:

Bedroom

uPVC double glazed window to front with views of downland & towards the sea, radiator, range of built in wardrobes, coved ceiling.

Bedroom

uPVC double glazed window to rear, radiator, coved ceiling.

Family Bathroom/W.C.

Range of bathroom fittings comprising panelled bath with mixer tap & hand held shower attachment, low level close coupled W.C., pedestal wash hand basin with hot & cold taps, tiled shower cubicle with wall mounted 'Triton' shower unit, part tiled walls, tiled floor, ladder style heated towel rail, uPVC double glazed window with frosted glass to rear.

Outside

Front Garden

Enclosed by mature hedging, laid to shingle with shrub border.

Rear Garden

Mainly laid to paving, enclosed by brick walling, decked steps leading gate to the rear leading to:

Garage

Up & over door, power & light, uPVC double glazed window to rear, further uPVC double glazed window to side.

Total approx floor area

1065 sq.ft. (98.9 sq.m.)

Council tax band C

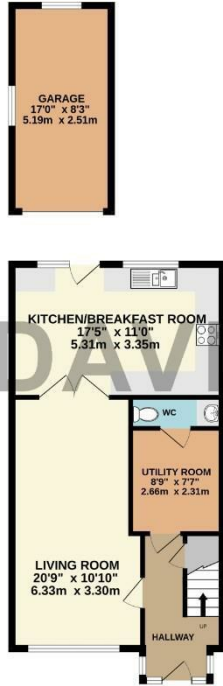
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What the owner says:

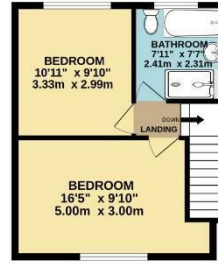
"Living here in Woodingdean on the outskirts of the city these past ten years, we've enjoyed the quietness of a village community. Living amongst fantastic neighbours, with all the amenities needed from the local library to daily activities at the community centre, pantomimes & annual Village carnival there's something to suit all ages. Surrounded by the Downs, with scenic walks & buses to the local beach 10 mins away, yet close enough to the city for us to enjoy the hustle & bustle if so desired means we had everything on our doorstep"



GROUND FLOOR
708 sq ft. (65.6 sq.m.) approx.



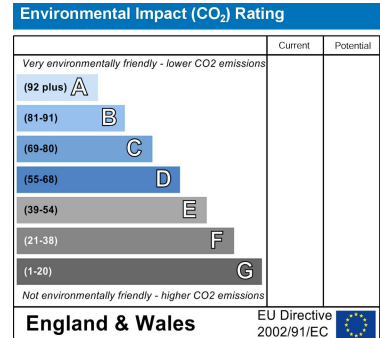
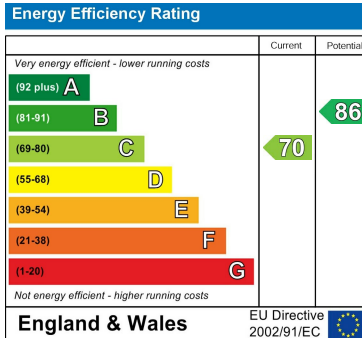
1ST FLOOR
358 sq ft. (33.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1066 sq ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-interpretation. 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 is given as to their quality or efficiency can be given.
Made with AutoCAD 2002



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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