



41 Ladysmith Road, Brighton, BN2 4EH

Offers in excess of £475,000 Freehold

Beautifully presented 3 double bedroom family home arranged over 3 floors. Located in this POPULAR & CONVENIENT location. Other highlights include dual aspect lounge/dining room, MODERN fitted kitchen, contemporary fitted bathroom/W.C. & an ATTRACTIVE LANDSPACED rear garden. Internal inspection comes highly recommended. Energy Rating: D62 Exclusive to Maslen Estate Agents.

Double glazed front door leading to:

Entrance Hall

Central heating radiator, solid oak flooring, large understairs storage cupboard.

Open Plan

Lounge/Dining Room

Central heating radiator, continuation of solid oak flooring, southerly facing uPVC double glazed window with plantation style shutters to front.

Dining Room

Continuation of solid oak flooring, central heating radiator, shelving built into chimney breast recess, uPVC double glazed window to rear overlooking rear garden, stairs rising to first floor, doorway leading to:

Kitchen

Contemporary fitted kitchen comprising a range of wall, base & drawer units with solid wooden work surfaces over, inset stainless steel 1 & a half bowl sink unit with mixer tap, inset 4 burner induction hob, fitted eye level electric oven, integrated fridge/freezer, space & plumbing for washing machine, space for further appliance, part tiled walls, tile effect flooring, contemporary upright central heating radiator, uPVC double glazed windows to side & rear overlooking rear garden, uPVC double glazed door to side leading to outside.

First Floor Landing

Central heating radiator, hatch to loft space, stairs rising to second floor, cupboard housing gas boiler & shelves, wall mounted 'Honeywell' heating thermostat, door to:

Bedroom

Central heating radiator, built in double wardrobe with hanging rail & further cupboard above, large built in storage cupboard, southerly facing uPVC double glazed window with fitted plantation style shutters to front.

Bedroom

Central heating radiator, built in double wardrobe with hanging rail & further cupboards above & under, uPVC double glazed window to rear overlooking rear garden.

Bathroom

Comprising free standing rolltop bath with central mixer tap, separate tiled shower cubicle with thermostatically controlled rainwater style shower unit, low level close coupled push button W.C., ladder style heated towel rail, fully tiled walls & floor, uPVC double glazed window to rear.

Second Floor Landing

uPVC double glazed window to front, door to:

Bedroom

Central heating radiator, range of built in wardrobes, southerly facing uPVC double glazed window with fitted plantation style shutters to front.

Outside

Front Garden

Small enclosed front garden.

Rear Garden

Attractive rear garden laid to patio, decking & artificial grass, timber built storage shed, external tap.

Total approx floor area:

924 sq.ft. (85.8 sq.m.)

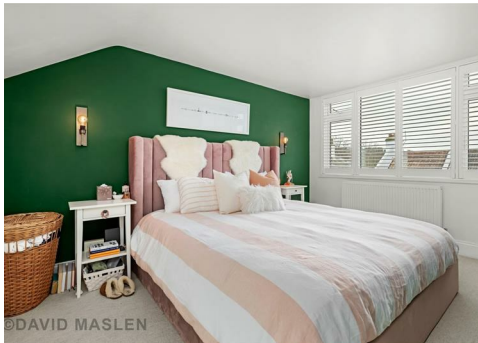
Council tax band: C

Parking Zone: U

V2

What the owner says:

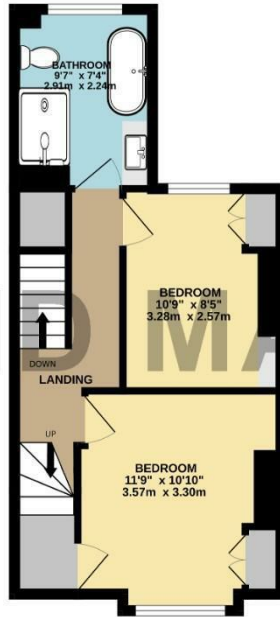
"We have absolutely loved this house. It was our first buy and it couldn't have been a better choice. The house always feels light and bright from every room. The garden adds an extra room especially in the summer the children just run in and out and free flow play. We love living so close to the park, town and sea, but also in a quiet residential area too with the loveliest neighbours you'll ever meet. We might be biased but we think it's the best house on the street with the distant sea views from our sea facing dormer! We are sad to be moving, but we've outgrown it now but we know it will be the perfect home for someone."



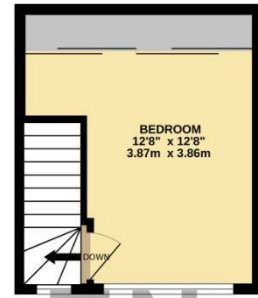
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
189 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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

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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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

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