

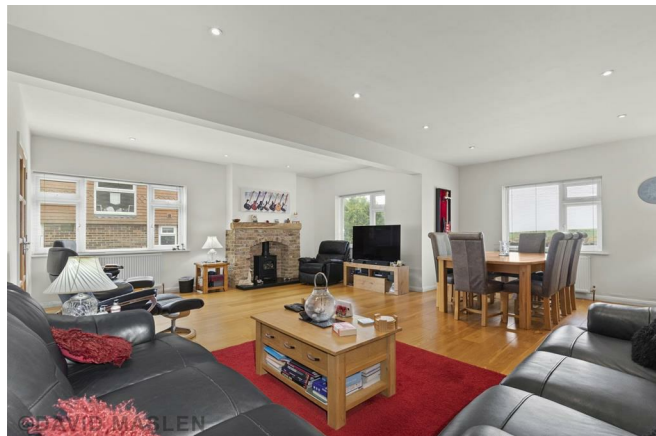
£850,000 Freehold



47 Downs Valley Road,
Brighton, BN2 6RG

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Very SPACIOUS 4 double bedroom detached chalet bungalow occupying an extremely large plot. Benefitting from a DOUBLE LENGTH GARAGE, carriage driveway, DUAL ASPECT lounge/dining room, contemporary fitted kitchen, ORANGERY, en-suite to master bedroom, VIEWS over the south downs & toward the sea & a BEAUTIFULLY LANDSCAPED REAR GARDEN. Viewings are highly recommended. Energy Rating: C71 Exclusive to Maslen Estate Agents.



Hardwood effect double glazed front door leading to:

Entrance Hall

2 x central heating radiator, solid oak wooden flooring, coved ceiling, uPVC double glazed window to side, stairs rising to first floor, door to:

Lounge

Continuation of solid oak wooden flooring, 2 x central heating radiators, fireplace with cast iron gas fire, exposed brick surround & wooden mantle, ceiling spotlights, 2 x westerly facing uPVC double glazed windows to front, further uPVC double glazed window to side, double doors leading to:

Kitchen

Range of high gloss & soft closing wall, base & drawer units with granite work surfaces over, inset single drainer sink unit with mixer tap, range cooker with cooker hood over (to be left), integrated 'Miele' dishwasher, integrated 'Miele' washer/dryer, cupboard housing 'Worcester' gas boiler, integrated full height 'BOSCH' fridge & freezer, fitted eye level 'BOSCH' microwave, feature island unit with granite work surfaces over with storage space, a pop up plug socket as well as a Rangemaster beverage centre, contemporary upright central heating radiator, tiled flooring, uPVC double glazed window to rear overlooking rear garden, large opening to rear leading to:

Orangery

With pitched uPVC double glazed roof, continuation of tiled flooring, contemporary upright central heating radiator, with uPVC double glazed windows to side & rear, uPVC double glazed French doors to rear leading to rear garden.

Ground Floor Cloakroom

Low level close coupled W.C., wall mounted wash hand basin with mixer tap, fully tiled walls & floor.

Bedroom

Continuation of solid oak flooring from entrance hall, central heating radiator, range of built in wardrobes with floor to ceiling sliding doors, coved ceiling, uPVC double glazed bay window to front.

Bedroom

Continuation of solid oak flooring from entrance hall, central heating radiator, coved ceiling, uPVC double glazed window to rear overlooking rear garden.

First Floor Landing

Velux window to side, door to:

Bedroom

Central heating radiator, built in wardrobe, eaves storage cupboard, uPVC double glazed window to front with views over the south downs & towards the sea, further uPVC double glazed window to side, 2 x velux windows to rear, door to:

En-Suite Bathroom/W.C.

Comprising panelled bath with mixer tap & electric shower unit over, vanity unit with inset wash hand basin with mixer tap, low level push button W.C. with concealed cistern, heated towel rail, fully tiled walls & floor, velux window to rear.

Bedroom

Central heating radiator, 2 x eaves storage cupboards, uPVC double glazed window to front with views over the south downs & towards the sea.

Family Bathroom/W.C.

Comprising panelled bath with handgrips, mixer tap & hand held shower attachment, separate shower cubicle with shower unit & acrylic splashback, vanity unit with inset wash hand basin with mixer tap, low level close coupled push button W.C., heated towel rail, fully tiled walls & floor, velux window to rear.

Outside

Front Garden

Large carriage driveway providing off road parking for a number of vehicles, large westerly facing paved terrace with contemporary glass windbreak.

Double Length Garage

With electric roller door, power & light, window to rear, personal door to side leading to rear garden.

Rear Garden

Beautifully landscaped paved, lawned & decked rear garden with flower & shrub borders, external tap, side passage providing side access.

Total approx floor area

2633 sq.ft. (244.6 sq.m.)

Council tax band C

V3



What the owner says:

"This has been our family home for many years and it has been perfect in every aspect. The generous living space, kitchen and garden room and the large gardens to the front and rear make it a great social place and have provided plenty of room for our children to play and grow. The decent sized bedrooms also provide ample personal space for everyone (essential as the kids grew into adults).

The location has been ideal - with schools, shops and a park nearby. The sea front, the Downs and the town are also all within easy reach. The A27 and A23 and the coast road are all accessed easily. The views over the Downs and out towards the sea are what made an immediate and lasting impact when we first came to look at the property.

We have made many memories here which we will cherish and we hope whoever follows will be equally happy."





GROUND FLOOR
1697 sq.ft. (157.6 sq.m.) approx.

1ST FLOOR
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 2633 sq.ft. (244.6 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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