



## 24 Kipling Avenue, Brighton, BN2 6UD

Offers over £375,000 Freehold

\*\* £375,000-£400,000 \*\*BEAUTIFULLY PRESENTED 2/3 bedroom extended FAMILY HOME benefitting from a DOUBLE GARAGE & a SOUTHERLY FACING REAR GARDEN. Other features include; kitchen/breakfast room with feature island unit, ground floor bedroom/reception room, further reception room, STUDY AREA, ground floor shower room & family bathroom/W.C. Viewing comes highly recommended. Energy Rating: C73 Exclusive to Maslen Estate Agents.

### **Storm Porch**

With uPVC double glazed windows to front & side, tiled flooring, uPVC double glazed front door leading to:

### **Entrance Hall**

Central heating radiator, wood effect flooring, wall mounted heating thermostat, understairs storage cupboard, stairs rising to first floor, door to:

### **Lounge/Bedroom**

Continuation of wood effect flooring, central heating radiator, coved ceiling, uPVC double glazed window to front, folding doors opening onto:

### **Dining Room**

Continuation of wood effect flooring, central heating radiator, coved ceiling, large opening leading to kitchen/breakfast room, archway to:

### **Study Area**

Continuation of wood effect flooring, central heating radiator, coved ceiling, cupboard housing gas boiler, door to:

### **Ground Floor Shower Room**

Comprising tiled shower cubicle with thermostatically controlled shower unit, vanity unit with inset wash hand basin with mixer tap, low level close coupled push button W.C., ladder style heated towel rail, fully tiled walls & floor.

### **Kitchen/Breakfast Room**

Contemporary fitted kitchen comprising a range of wall, base & drawer units with laminated work surfaces over, inset 1.5 bowl resin sink unit with mixer tap, space for range cooker with cooker hood over, integrated fridge/freezer, integrated dishwasher & washing machine, feature island with base units & laminated work surfaces over, peninsular breakfast bar, central heating radiator, southerly facing uPVC double glazed sliding doors to rear leading to rear garden.

### **First Floor Landing**

Built in shelved airing cupboard, coved ceiling, hatch to loft space, door to:

### **Bedroom**

Central heating radiator, coved ceiling, built in wardrobe with hanging rail, uPVC double glazed window to front.

### **Bedroom**

Central heating radiator, coved ceiling, southerly facing uPVC double glazed window to rear overlooking rear garden & with views towards the sea.

### **Bathroom**

Comprising panelled jacuzzi corner bath with mixer tap, pedestal wash hand basin, low level close coupled W.C., fully tiled walls, tile effect flooring, central heating radiator, coved ceiling, 2 x uPVC double glazed windows with frosted glass to rear.

### **Outside**

#### **Front Garden**

Fence enclosed front garden mainly laid to lawn with flower & shrub borders.

#### **Rear Garden**

Attractive wall enclosed southerly facing paved rear garden, personal door leading to:

#### **Double Garage**

With metal up & over door, power & lighting, door to separate W.C., wall mounted wash hand basin, uPVC double glazed window to rear.

#### **Total approx floor area:**

1227 sq.ft. (114.0 sq.m.)

## **Council tax band C**

**V1**

*What the owner says:*

*"We have loved the last 5+ years we have spent in our home and will be very sad to leave it. We'll particularly miss being in close proximity to Rottingdean beach and many walking routes in the surrounding area. All the necessities are within walking distance and access to the city centre is quick and easy by bus. We hope the new owners enjoy the spacious and light kitchen/living area and south-facing garden during the summer months."*







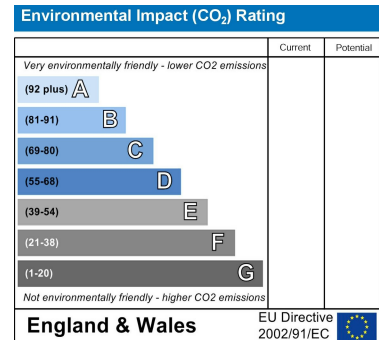
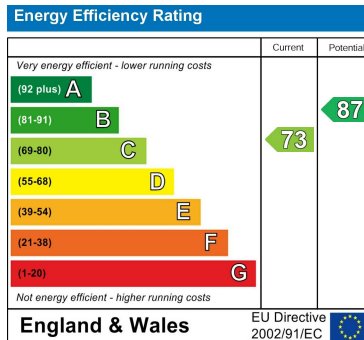
GROUND FLOOR  
865 sq.ft. (80.4 sq.m.) approx.

1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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.  
Made with Metropix ©2024



**IMPORTANT**

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

**IMPORTANT**

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order. 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.



**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



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.