



## 24 Kipling Avenue, Brighton, BN2 6UD

Offers over £375,000 Freehold

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:*

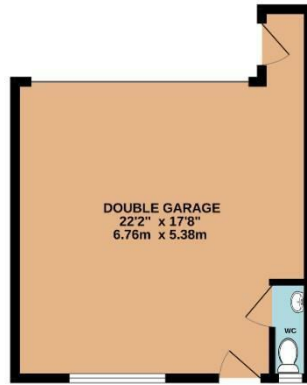
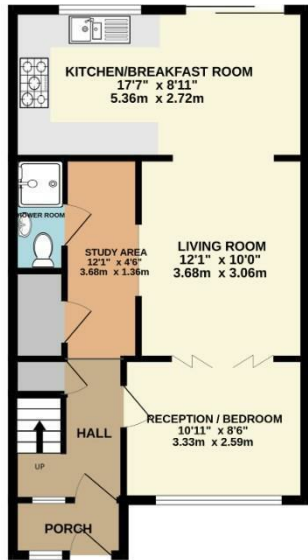
*"We have loved the last 5+ years we have spent in our home and will be very sad to leave it. We'll particularly miss being in close proximity to Rottingdean beach and many walking routes in the surrounding area. All the necessities are within walking distance and access to the city centre is quick and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



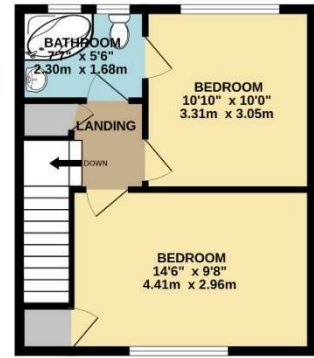




GROUND FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**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.  
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