

£650,000 Freehold



51 Canning Street, Brighton,
BN2 0EF

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A BEAUTIFULLY appointed & SPACIOUS 3 double bedroom bay-fronted period house in the SOUGHT AFTER college conservation area. Highlights include DUAL ASPECT lounge/dining room with 2 OPEN FIREPLACES, contemporary fitted kitchen with integrated appliances, luxury family bathroom with separate shower, EN-SUITE to master bedroom & an attractive REAR PATIO GARDEN. Viewings are highly recommended. Energy Rating: E51 Exclusive to Maslen Estate Agents



Period style front door leading to:

Entrance Hall

Victorian style central heating radiator, stripped wood floorboards, dado rail, ornate ceiling corbels, cupboard housing electric fusebox & meter, understairs storage area, stairs rising to first floor, door to:

Lounge/Dining Room

Continuation of stripped wood floorboards, 2 x Victorian style central heating radiators, 2 x open fireplaces with decorative tiled hearth & exposed brick chimney breast, shelving & cupboards built into chimney breast recess, coved ceiling, sash bay window with fitted plantation style shutters to front, aluminium double glazed double doors leading to rear garden.

Kitchen

Contemporary fully fitted kitchen comprising a range of wall, base & drawer units with 'Minerva' work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner 'BOSCH' gas hob with cooker hood over, fitted eye level 'BOSCH' microwave, fitted eye level 'BOSCH' electric double oven & warming drawer, integrated fridge/freezer, washing machine & dishwasher, contemporary upright central heating radiator, wall mounted 'Glow-worm' gas boiler, tiled flooring, uPVC double glazed windows to side & rear overlooking garden.

Split Level First Floor Landing

Victorian style central heating radiator, dado rail, stairs rising to first floor, door to:

Family Bathroom/W.C.

Comprising panelled bath with mixer tap & hand held shower attachment, separate walk in shower with rainwater style & hand held shower unit, acrylic shower splashback, wooden vanity unit with wash hand basin & mixer tap, low level close coupled push button W.C., heated towel rail, part tiled walls, tiled flooring, uPVC double glazed window to side.

Bedroom

Victorian style central heating radiator, attractive cast iron feature fireplace with wooden surround & mantle, uPVC double glazed window to rear overlooking garden.

Bedroom

Victorian style central heating radiator, 2 x fitted double wardrobes built into chimney recess with further cupboards above, feature window seat with storage, sash bay window with fitted plantation style shutters to front.

Second Floor Landing

Feature skylight window, uPVC double glazed window to rear, door to:

Bedroom

Victorian style central heating radiator, 3 x built in storage cupboards to include the eaves, uPVC double glazed window to front, door to:

En-Suite Shower Room

Comprising tiled shower cubicle with thermostatically controlled shower unit & sliding door, pedestal wash hand basin with mixer tap & tiled splashback, low level close coupled push button W.C., heated towel rail, tiled flooring, uPVC double glazed window to rear.

Outside

Front Garden

Small front garden enclosed by wrought iron railings.

Rear Garden

Wall enclosed rear garden with areas laid to composite decking, paved patio, built in planters, small shed.

Total approx floor area

1041 sq.ft. (96.8 sq.m.)

Parking zone H

Council tax band C

V3



What the owner says:

"We've had a lovely time enjoying our first taste of living in Brighton. We have fantastic neighbours and enjoy a yearly summer street party, sociable Christmas advent windows and even an appearance from the Easter bunny! It's a nice quiet access only street within walking distance of the beach, Queens Park and Kemptown Village shops. We love the easy access to town, the station and even the local countryside is not too far away. It's going to be very sad to say goodbye to our beautiful home."





DAVID MASLEN

GROUND FLOOR
396 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.

2ND FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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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		
55-68	D		
39-54	E	51 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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