

Price £475,000 Freehold



25 Dudley Road, Brighton,  
BN1 7GN



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Extremely spacious 4 BEDROOM mid terrace 1920'S CHARACTER HOUSE arranged over 3 floors. Offering FLEXIBLE & VERSATILE ACCOMMODATION, other features include an open plan kitchen/dining room with bi-folding doors leading to a WESTERLY FACING REAR GARDEN, DETACHED OFFICE/STUDIO, UTILITY ROOM, second kitchen (potential bedroom) & 2 REFITTED BATHROOMS. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents



Front door leading to:

### Entrance Hall

Solid wood flooring, central heating radiator, coved ceiling, wall mounted 'Honeywell' heating thermostat, stairs rising to first floor, door leading to:

### Inner Lobby

Solid wood flooring, coved ceiling, understairs cupboard housing electric fuse box & meter, stairs to lower ground floor.

### Reception Room/Bedroom

Central heating radiator, coved ceiling, uPVC double glazed bay window to front.

### Bedroom

Continuation of solid wood flooring, central heating radiator, built in double wardrobe with further cupboards above, uPVC double glazed window to rear overlooking rear garden.

### Bathroom

Panelled shower bath with mixer tap, tiled shower cubicle with thermostatically controlled shower unit & sliding doors, pedestal wash hand basin with mixer tap & tiled splashback, low level close coupled push button WC, ladder style heated towel rail, continuation of wood effect flooring, uPVC double glazed window with frosted glass to rear.

### Lower Ground Floor

#### Open Plan Kitchen/Diner

**Kitchen Area:**  
Modern fitted kitchen comprising a range of wall, base & drawer units with laminated work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner 'Lamona' gas hob with matching oven under & stainless steel cooker hood over, integrated fridge/freezer & dishwasher, part tiled walls, wood flooring, central heating radiator.

#### Dining Area:

Continuation of solid wooden flooring, vertical style central heating radiator, understairs storage cupboard, double glazed window to rear overlooking rear garden, double glazed bi-folding doors to rear leading to the rear garden.

### Utility Room

Work surface with space & plumbing for washing machine under, low level close coupled push button WC, pedestal wash hand basin with mixer tap, central heating radiator, large storage area to front.

### First Floor

Skylight window, door to:

### Bedroom

Central heating radiator, coved ceiling, built in double wardrobe with further cupboards above, uPVC double glazed window to front.

### Bedroom

Central heating radiator, built in double wardrobe with further cupboards above, hatch to loft space, uPVC double glazed window to rear overlooking rear garden.

### Kitchen (Potential Bedroom)

Currently used as as second kitchen but with potential to create another bedroom, comprising a range of wall, base & drawer units with roll edged laminated work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner 'Lamona' gas hob with matching electric oven under & stainless steel cooker hood over, integrated fridge/freezer & dishwasher, space & plumbing for washing machine, central heating radiator, wood effect flooring, part tiled walls, uPVC double glazed window to rear overlooking rear garden.

### Bathroom

Comprising tile panelled shower bath with central mixer tap & thermostatically controlled rainwater style shower unit over, vanity unit with inset wash hand basin with mixer tap, low level close coupled push button WC, part tiled walls, ladder style heated towel rail, uPVC double glazed window to front.

### Outside

#### Front Garden

With flower & shrub borders, wall enclosed.

#### Rear Garden

Attractive westerley facing rear garden with flower, shrub & tree borders.

#### Detached Office/Studio

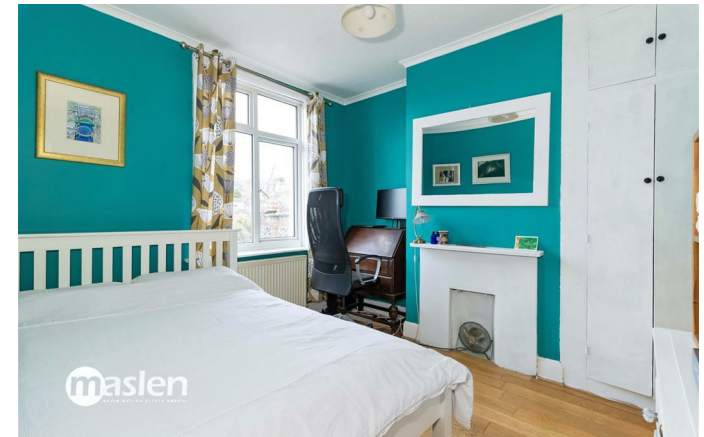
With solid wooden flooring, power & light, with uPVC double glazed windows to front, uPVC double glazed door to front.

### Total approx floor area

117.2 sq.m. (1261.9 sq.ft.)

### Council Tax Band C

V1





*What the owner says:*

*"We will be sorry to leave Dudley Road, there's a lovely community spirit that has grown over the 9 years we have lived here. The location is close enough to be able to walk into town and has got a good choice of regular bus services. We have enjoyed living near Fiveways and Lewes Road; there is a good selection of shops nearby and several pubs to choose from. The house is very comfortable to live in and the rooms are all a good size. Having two bathrooms is a plus in a busy household. We hope that the new owners enjoy the open plan kitchen-dining with indoor-outdoor flow to the garden as much as we have. The garden has a good aspect and everything planted has thrived. The summer house has been a handy addition to the house and has the best views of the garden. We are near sought after local schools, both primary and senior and have access to lovely outdoor spaces"*





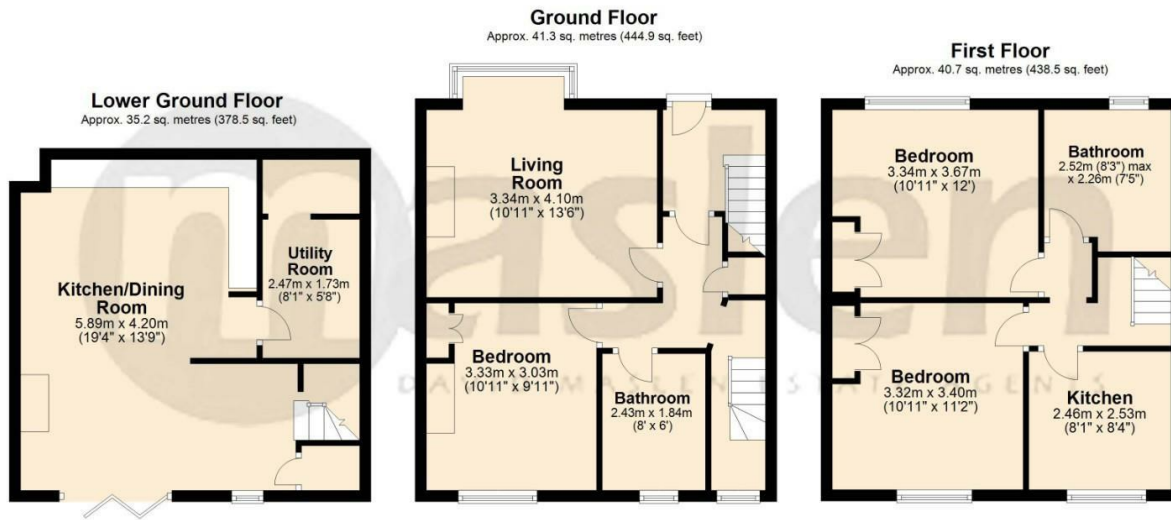


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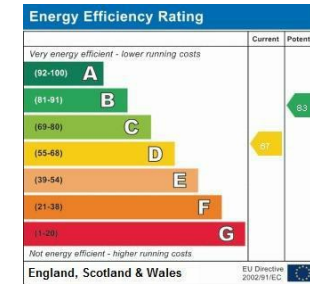


## IMPORTANT

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



Total area: approx. 117.2 sq. metres (1261.9 sq. feet)



## 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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