



## 61 Kimberley Road, Brighton, BN2 4EN

£475,000 Freehold

Beautifully presented 3 bedroom older style family home with LOVELY VIEWS over Brighton & a landscaped rear garden. Other highlights include; SPACIOUS LOUNGE/DINING ROOM with fireplace & high ceilings, contemporary fitted kitchen, CONSERVATORY, ground floor cloakroom & a MODERN fitted family bathroom/W.C. Internal inspection comes highly recommended. Energy Rating: E51 Exclusive to Maslen Estate Agents.

Front door with decorative stained glass inserts leading to:

#### **Split Level Entrance Hall**

Central heating radiator, stripped wood floorboards, understairs cupboard with space & plumbing for washing machine, cupboard housing electric fusebox & meter, further built in shelved storage cupboard, uPVC double glazed window to front, stairs rising to first floor, doorway to:

#### **Kitchen**

Contemporary fitted kitchen comprising a range of wall, base & drawer units with solid wood work surfaces over, inset single drainer sink unit with mixer tap, space for cooker with stainless steel cooker hood over, integrated dishwasher, space for upright fridge/freezer.

#### **Lounge/Dining Room**

Continuation of stripped wood floorboards from entrance hall, 2 x central heating radiators, attractive cast iron feature fireplace with decorative tiled inserts & feature exposed brick chimney breast, picture rail, coved ceiling, feature high ceilings, shelving unit built into chimney recess, uPVC double glazed window to rear, further single glazed windows to rear, door with decorative stained glass inserts leading to:

#### **Conservatory**

With pitched polycarbonate roof, central heating radiator, wood effect flooring, uPVC double glazed windows to sides & rear, uPVC double glazed French doors to rear leading to rear garden.

#### **Ground Floor Cloakroom**

Low level close coupled push button W.C., wall mounted wash hand basin with mixer tap, part tiled walls, tiled flooring, coved ceiling, uPVC double glazed window to front.

#### **First Floor Landing**

Stripped wood floorboards, uPVC double glazed window to front, hatch to loft space, door to:

#### **Bedroom**

Continuation of stripped wood floorboards, central heating radiator, 2 x uPVC double glazed windows to front.

#### **Bedroom**

Continuation of stripped wood floorboards, central heating radiator, range of built in wardrobes, uPVC double glazed window to rear overlooking rear garden.

#### **Bedroom**

Central heating radiator, painted floorboards, uPVC double glazed window to rear overlooking rear garden.

#### **Family Bathroom/W.C.**

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

#### **Outside**

##### **Front Garden**

Mainly paved front garden with area laid to artificial grass, feature palm tree.

##### **Rear Garden**

Attractive paved & lawned rear garden with raised flowerbed, timber built storage shed.

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

100.8 sq.m. (1085.3 sq.ft.)

#### **Council tax band C**

#### **Parking zone U**

#### **V1**

*What the owner says:*

*"We have really enjoyed living in this house which is on a quiet, neighbourly road with easy access to both central Brighton and the beach, as well as the South Downs. All of the rooms are spacious and we have loved transforming a shared house with its muted palette, into a colourful home with lots of personality. The garden has seen lots of birthday parties and celebrations and we hope the next owners will enjoy it as much as we have."*

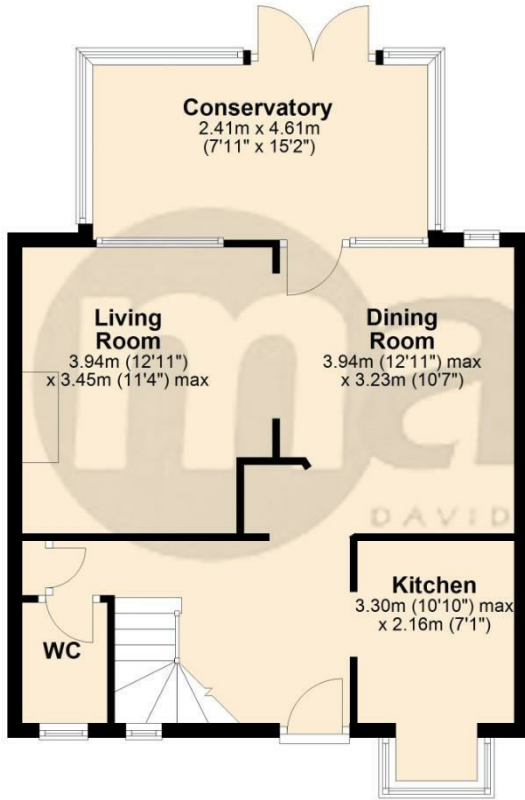






### Ground Floor

Approx. 56.4 sq. metres (607.4 sq. feet)

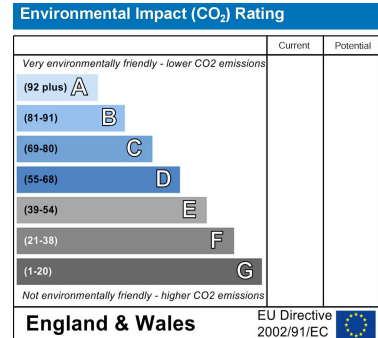
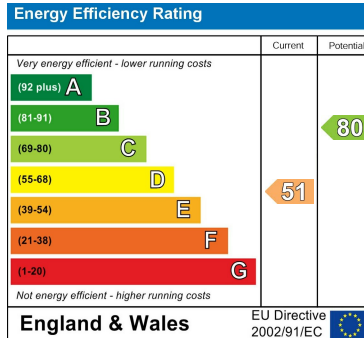


### First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 100.8 sq. metres (1085.3 sq. feet)



#### 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.