



116 Coombe Road, Brighton, BN2 4EE

Offers over £400,000 Freehold

Well presented & extended 3 bedroom family home which benefits from a southerly facing rear garden & a detached workshop/studio. Offered for sale with NO ONWARD CHAIN. Other highlights include; DUAL ASPECT lounge/dining room, MODERN FITTED KITCHEN, refitted family bathroom, gas heating & solar panels. Viewings are highly recommended. Energy Rating: B82
Exclusive to Maslen Estate Agents.

uPVC double glazed front door to:

Entrance Hall

Wood effect flooring, central heating radiator, understairs cupboard housing gas meter, further cupboard housing electric fusebox & meter, wall mounted digital heating thermostat.

Split Level Lounge/Dining Room

2 x central heating radiators, contemporary electric fireplace with wooden surround & mantle, 2 x coved ceilings, uPVC double glazed window to front, uPVC double glazed sliding door to rear leading to rear garden.

Kitchen

Contemporary fitted kitchen comprising on a range of wall, base & drawer units with solid wooden work surfaces over, inset ceramic butler sink unit with mixer tap, inset 4 burner 'NEFF' induction hob with stainless steel cooker hood over, fitted eye level 'NEFF' electric double oven, integrated wine fridge, space & plumbing for washing machine, space for upright fridge/freezer, space for further appliances, contemporary coloured glass splashback, tiled flooring, underfloor heating, cupboard housing 'Worcester' gas boiler, contemporary upright central heating radiator, uPVC double glazed window to side, further uPVC double glazed window to rear.

First Floor Landing

Hatch to loft space, door to:

Bedroom

Central heating radiator, uPVC double glazed window to front.

Bedroom

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

Bedroom

Central heating radiator, range of built in wardrobes, uPVC double glazed window to rear overlooking rear garden.

Bathroom

Comprising tile panelled bath with mixer tap & hand held shower attachment, low level push button W.C. with concealed cistern, wall mounted wash hand basin with mixer tap, heated towel rail, fully tiled walls & floor, underfloor heating, uPVC double glazed window to front.

Outside

Rear Garden

Attractive southerly facing rear garden with flower & shrub borders.

Detached Studio

Insulated studio with power & lighting, uPVC double glazed double doors to front.

Solar Panels

The property also has the benefit of solar panels which generate an income.

Total approx floor area

1017 sq.ft. (94.5 sq.m.)

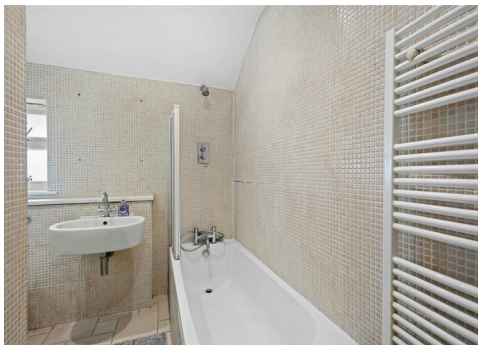
Council tax band C

Parking zone U

V 2

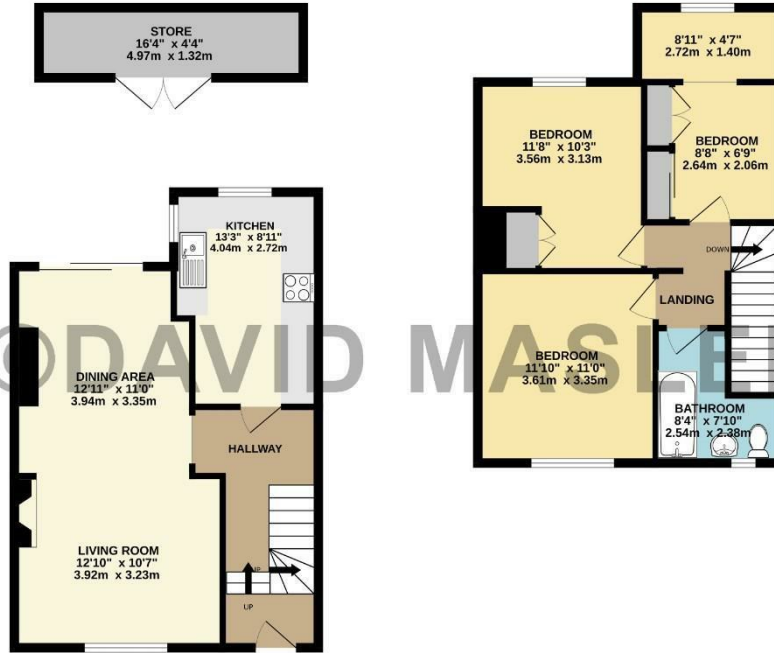
What the owner says:

"When I bought this house I was excited by the little extras that you don't normally find, the garden studio, solar panels, underfloor heating and the wine fridge! But what sealed the deal was the gorgeous light you get from the dual aspect living space and the south facing garden. There is so much right on the doorstep. A corner shop and chippy are just down the road, Sainsbury's and Aldi are within walking distance. Saunders Park is a winner for the kids and Stanmer Park is just a short bus ride. It's been a wonderful place to live and share with my friends."



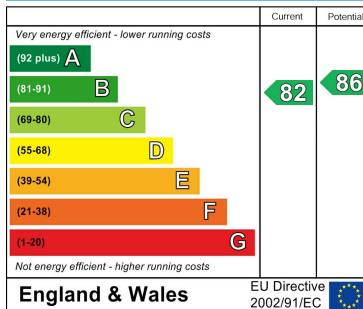
GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.

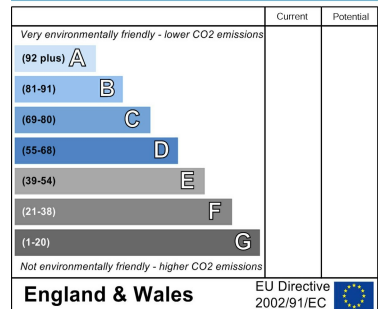


TOTAL FLOOR AREA: 1017 sq ft (94.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan Creator

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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