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142 Kipling Avenue, Brighton, BN2 6UE

£475,000 Freehold

Well presented & CHAIN FREE 3 bedroom detached bungalow situated on level ground in this SOUGHT AFTER residential location. Highlights include; SOUTHERLY FACING lounge, modern fitted kitchen/breakfast room, refitted bathroom/W.C. with separate shower & UNDERFLOOR HEATING, low maintenance rear garden, OFF ROAD PARKING & garage. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.

Storm Porch

With uPVC double glazed front door & window to front, uPVC double glazed door leading to:

Entrance Hall

Wall mounted 'Honeywell' heating thermostat, cupboard housing electric fusebox & meter, coved ceiling, door to:

Lounge

Victorian style central heating radiator, wood effect flooring, coved ceiling, ceiling spotlights, uPVC double glazed window to front.

Kitchen/Breakfast Room

Modern fitted kitchen 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 ceramic hob with matching electric oven under & stainless steel cooker hood over, integrated fridge/freezer & slimline dishwasher, space & plumbing for washing machine, tile effect flooring, central heating radiator, ceiling spotlights & speakers, uPVC double glazed window to rear overlooking rear garden, uPVC double glazed door to rear leading to rear garden.

Bedroom

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

Bedroom

Central heating radiator, coved ceiling, built in double wardrobe, ceiling spotlights, uPVC double glazed window to front.

Bedroom

Central heating radiator, coved ceiling, ceiling spotlights, hatch to loft space, uPVC double glazed window to side.

Bathroom

Comprising panelled corner jacuzzi bath with waterfall style mixer tap, separate quadrant shower cubicle with thermostatically controlled shower & acrylic splashback, low level close coupled push button W.C., vanity unit with inset wash hand basin with mixer tap, tiled flooring with underfloor heating, ceiling spotlights, 2 x uPVC double glazed windows to side.

Outside

Front Garden

Lawned area with shrub borders, large block paved area providing off road parking for a number of vehicles & leading to:

Garage

With metal up & over door, power & lighting, personal door leading to:

Rear Garden

Laid to patio & artificial grass, fence & wall enclosed, 2 x gates providing side access.

Total approx floor area

949 sq.ft. (88.2 sq.m.)

Council tax band D

V2

What the owner says:

"Mum has been very happy here. The property suited her needs perfectly. The 3 bedrooms also allowed for family visits. The gardens front and rear require minimum maintenance. The location, on the bus route, close to schools, shops and parks, is ideal. We hope that the new owner will be equally as happy."



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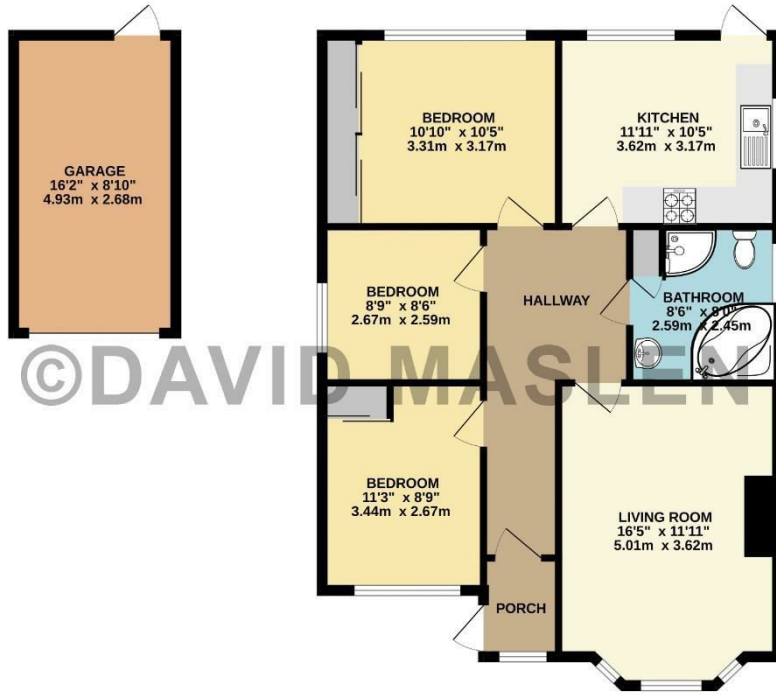


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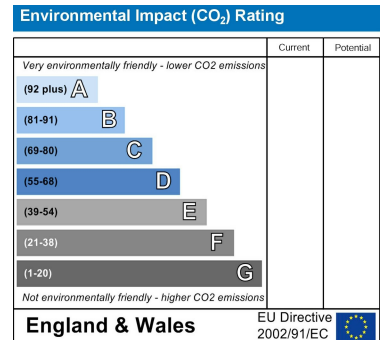
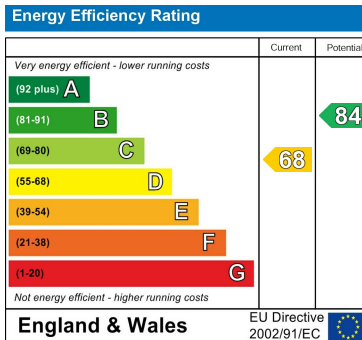
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GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



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TOTAL FLOOR AREA: 949 sq.ft. (88.2 sq.m.) approx.
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IMPORTANT

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IMPORTANT

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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



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