



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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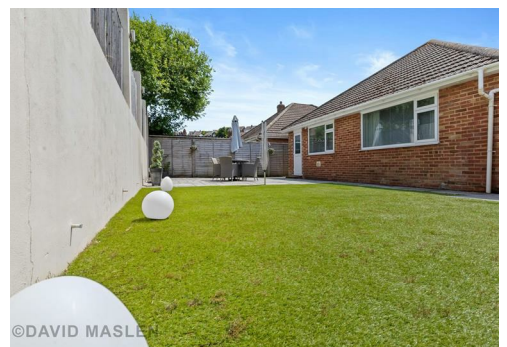
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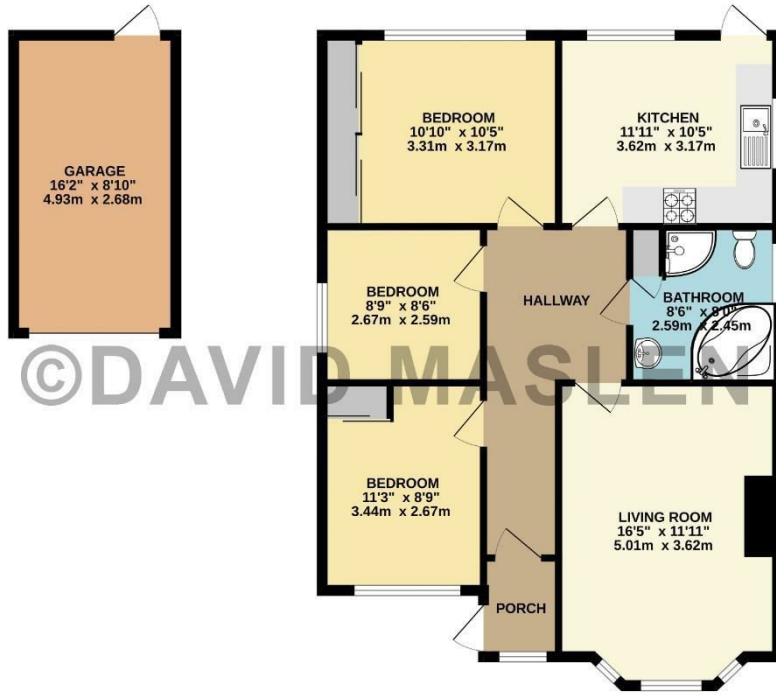


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GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



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TOTAL FLOOR AREA: 949 sq.ft. (88.2 sq.m.) approx.
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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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