

Price £600,000 Freehold



DAVID MASLEN

29 Crescent Drive South,
Brighton, BN2 6RA



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WELL PRESENTED and CHAIN FREE, 3 bedroom DETACHED BUNGALOW situated in this sought-after residential location. The property highlights include a MODERN FITTED KITCHEN, refitted bathroom/WC with a further separate WC, CONSERVATORY with bi-fold doors to low maintenance rear garden, OFF-ROAD PARKING and a GARAGE. Energy Rating: TBC Viewings are highly recommended, Exclusive to Maslen Estate Agents



Front door to:

Entrance Hall

2 x uPVC double glazed windows to front, Velux window, tiled flooring, double doors to:

Lounge

Continuation of tiled flooring from entrance hall, feature log burner, 2 x radiators, hatch to loft space, opening to:

Dining/Family Room

Continuation of tiled flooring from entrance hall, uPVC double glazed window to conservatory, French doors into conservatory, opening into:

Kitchen

Range of wall, base & drawer units with wooden work surfaces over, inset stainless steel single drainer sink unit with extendable mixer tap, inset 4-ring 'Lamona' gas hob with matching oven under & cooker hood over, space for dishwasher, washing machine & fridge/freezer, cupboard housing wall mounted 'Alpha' gas boiler, part tiled walls, tiled flooring, 2 x uPVC double glazed windows to side, door to:

Inner Hallway

uPVC double glazed door to rear leading to garden, tiled flooring, door to:

Cloakroom

Low level close coupled WC, wash hand basin with mixer tap, tiled flooring, uPVC double glazed window to rear.

Conservatory

uPVC double glazed bi-fold doors to rear leading to garden, range of high-level uPVC double glazed windows, double glazed vaulted ceiling, tiled flooring.

Bedroom

uPVC double glazed window to front, radiator, tiled flooring.

Bedroom

uPVC double glazed window to side, radiator.

Bedroom

uPVC double glazed window to front, radiator.

Outside

Front Garden

Paved pathway leading to front door, lawned section with mature shrubs & flowers, gates to either side of the property providing access to rear garden, enclosed by brick walling & mature hedging, private driving providing off-road parking and leading to:

Garage

Up & over door, power & light, uPVC double glazed windows to either side.

Rear Garden

Mainly laid to lawn with sections laid to decking and patio, brick built storage shed with 2 x windows & door, gates to either side of the property providing access to front garden, outside light, shingle border with flowering shrubs, enclosed by brick walling, timber fencing and mature trees.

Total approx floor area

124.8 sq.m (1,344 sq.ft)

Council Tax Band D

V1



What the owner says:

"We moved to Woodingdean 14 years ago, as it offers a perfect balance of tranquility and convenience. Great neighbours in all directions. Crescent Drive South is a lovely street with a community feel. With easy and plentiful parking and on a bus route.

Nestled against the picturesque South Downs, the area provides stunning natural beauty and ample sea view walking, cycling and photography opportunities. A particular favourite is the sea view ridge walk at the end of the street through Happy Valley Park.

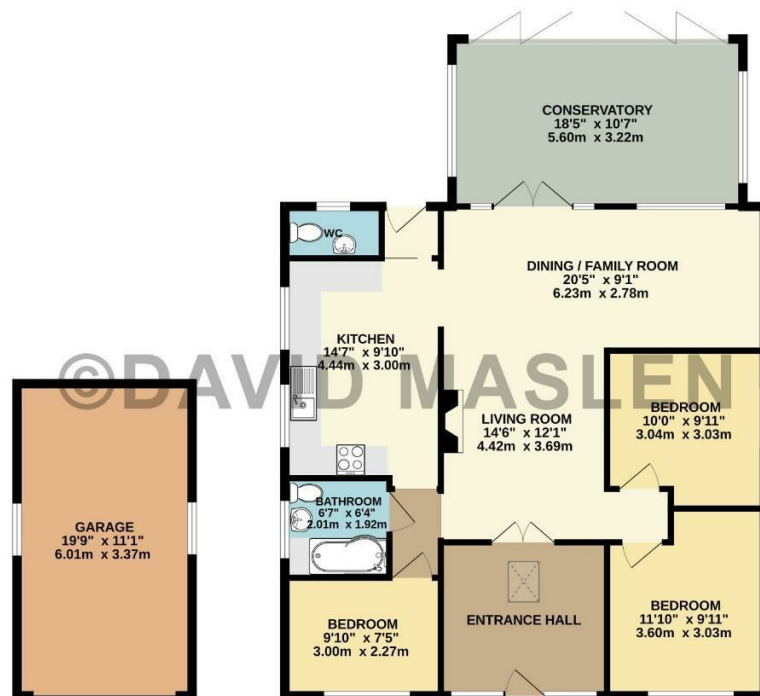
Whilst it is also just a short easy drive to the beach for a morning stroll, or meet up with friends for a dip, coffee and a cake.

We will be sorry to leave, but the bungalow is now too big for our needs. We hope the new family will love the area as much as we do and make this their new seaside home."





GROUND FLOOR
1344 sq.ft. (124.8 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, stairs 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 capability or efficiency can be given.
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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.

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