



## 13 Mafeking Road, Brighton, BN2 4EL

£475,000 Freehold

4 bedroom mid terraced FAMILY HOME, with ATTRACTIVE FRONT & REAR GARDENS. Other features & accommodation include 2 reception rooms, utility room, CONSERVATORY, refitted kitchen & MODERN fitted family bathroom. Situated in this POPULAR residential location, viewing comes highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.

Front door to:

### Split Level Entrance Hall

Stairs rising to first floor, wood effect flooring, uPVC double glazed window to front with frosted glass, understairs storage cupboard, wall mounted heating thermostat, dado rail.

### W.C.

Low level close coupled W.C., wood effect flooring, uPVC double glazed window to front with frosted glass.

### Bathroom

Low level close coupled W.C. with push button flush & concealed cistern, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap & hand held shower attachment, corner shower cubicle with wall mounted shower unit, recessed spotlights, radiator, wood effect flooring, 2 x uPVC double glazed window to front with frosted glass.

### Utility Room

Range of wall & base units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, space & plumbing for washing machine & tumble dryer, wood effect flooring, uPVC double glazed window to front.

### Kitchen/Breakfast Room

Range of wall, base & drawer units with work surfaces over, inset stainless steel 1.5 bowl sink unit with mixer tap, inset 'Hotpoint' electric hob with oven under & stainless steel cooker hood over, space for dishwasher, space for upright fridge/freezer, picture rail, wood effect flooring, acrylic splashback, breakfast bar seating, radiator, uPVC double glazed windows to rear.

### Lounge

Feature fireplace with brick hearth, radiator, window into conservatory, door to:

### Conservatory

uPVC double glazed windows to rear & side, poly-carbonate roof, wood effect flooring, door to rear garden.

### First Floor Landing

Hatch to loft space, doors to all rooms.

### Bedroom

uPVC double glazed window to front, radiator, wood effect flooring.

### Bedroom

uPVC double glazed window to front, radiator, wood effect flooring, picture rail.

### Bedroom

uPVC double glazed window to rear with views over Brighton, door to eaves storage, wood effect flooring.

### Bedroom

uPVC double glazed window to rear with views over Brighton, door to eaves storage, radiator, wood effect flooring.

### Outside

#### Front Garden

Mainly laid to paving with steps down to the front door, enclosed by mature hedging.

#### Rear Garden

Patio seating area with steps down to lawned section, paved pathway leading to a further patio seating area, 2 x timber storage sheds, enclosed by timber fencing.

### Total approx floor area

99.3 sq.m. (1068.7 sq.ft)

### Council tax band C

### Parking zone U

### V1

*What the owner says:*

*"Our lovely family home has given us over 20 years of happy memories .It is a generous sized house and has allowed us to bring up four children with plenty of space and storage. The peaceful garden has hosted many a family gatherings and lazy summer afternoons. Waking up in the morning to the sound of beautiful birdsong is something that we will miss.*

*There are plenty of good amenities nearby as well as great bus and train routes all within walking distance. The street is quiet and has ample parking since the introduction of resident permits. There is also a nice mixture of families, couples and students in the area, which gives the street a nice friendly feel."*

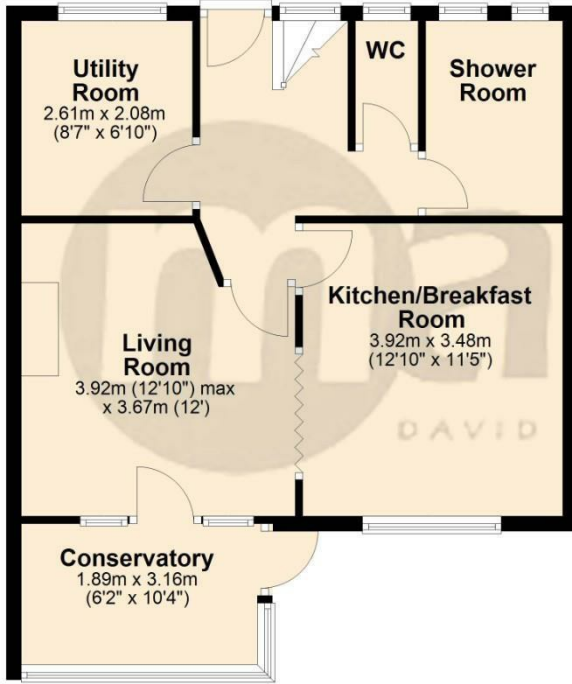






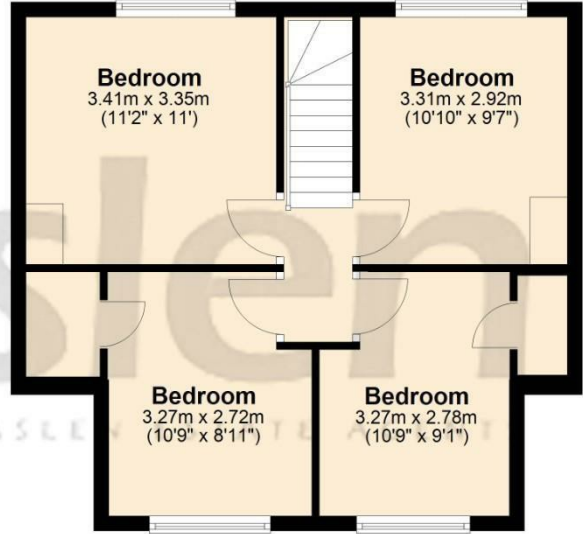
### Ground Floor

Approx. 54.3 sq. metres (584.9 sq. feet)

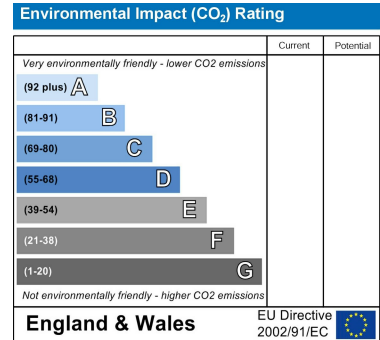
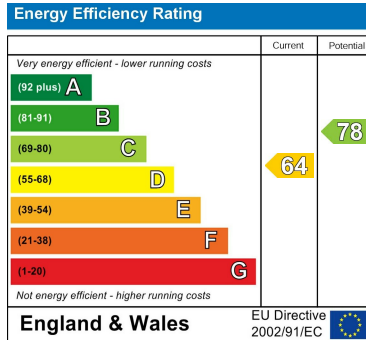


### First Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



Total area: approx. 99.3 sq. metres (1068.7 sq. feet)



#### 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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