



202 Saunders Hill, Brighton, BN1 9ES

£325,000 Freehold

2 bedroom mid-terraced family home situated in this POPULAR & CONVENIENT location. Some of the property highlights include; PRIVATE FRONT & REAR GARDENS, potential to extend into the loft space (under permitted development rights) & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.

uPVC double glazed front door to:

Entrance Hall

uPVC double glazed window to front, radiator, built in cupboard housing meters & fusebox, wall mounted heating thermostat, wood effect flooring, stairs rising to first floor, doors to lounge & kitchen/breakfast room.

Kitchen/Breakfast Room

Range of wall, base & drawer units with roll edged work surfaces over, inset 1.5 bowl single drainer sink unit with mixer tap, space for cooker with cooker hood over, space for fridge freezer, part tiled walls, wood effect flooring, uPVC double glazed window to front, uPVC double glazed French doors to rear leading to rear garden.

Lounge

uPVC double glazed window to rear overlooking rear garden, 2 x radiators, recessed spotlights.

First Floor Landing

uPVC double glazed window to front, doors to all rooms, stairs rising to loft space.

Bathroom

Panelled bath with mixer tap, wall mounted shower unit over, pedestal wash hand basin with hot and cold taps, part tiled walls, wood effect flooring, uPVC double glazed window to front with frosted glass, ladder style heated towel rail.

Separate W.C.

Low level close coupled push button W.C., wash hand basin with mixer tap, radiator, tiled flooring.

Bedroom

uPVC double glazed window to rear overlooking rear garden, radiator, wood effect flooring.

Bedroom

2 x built in storage cupboards, 1 housing combi boiler, feature fireplace, radiator, uPVC double glazed window to rear.

Outside

Rear Garden

Raised decking area with steps down to patio section, lawned section, enclosed by mature hedging.

Total approx floor area

70 sq.m (753 sq.ft) not including the loft area

Parking Zone B

On event days

Council Tax Band C

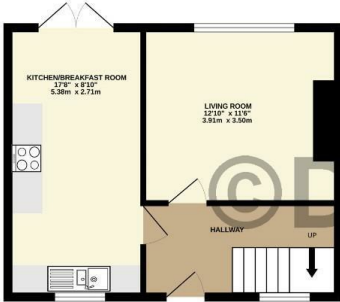
V2

What the owner says:

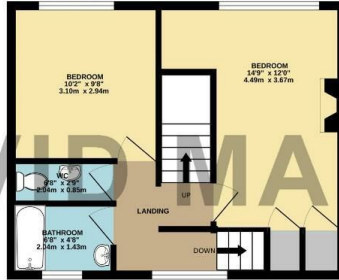
"We loved being part of the Coldean Village community. It feels like a slice of the countryside with all the convenience of easy city access when needed. Quiet, incredible views and feeling of space, doorstep access to Stanmer Park and not overlooked. For the price of a flat in Brighton it was a no brainer for us!"



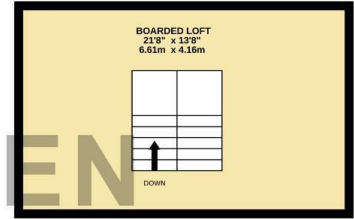
GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



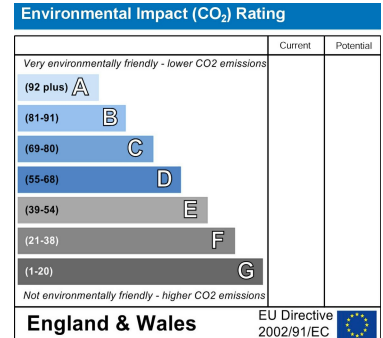
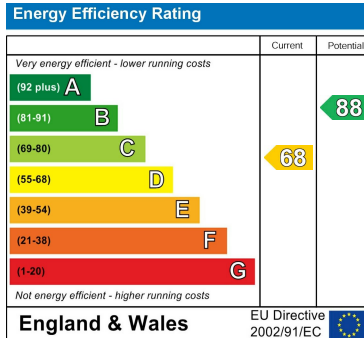
1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 753sq.ft. (70.0 sq.m.) approx. Loft space not inc
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.
Made with Metropix ©2024



IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

OFFICES THROUGHOUT THE CITY

LEWES ROAD

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

FINANCIAL SERVICES

62-64 Warren Road,
Woodingdean,
Brighton BN2 6BA
t: (01273) 777795
e: mortgages@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.