



## 13 Rudyard Road, Brighton, BN2 6UB

£310,000 Freehold

A 2 bedroom END OF TERRACE family home in this POPULAR & CONVENIENT LOCATION. In need of some updating, highlights of the property include private front & rear gardens, GARAGE, CONSERVATORY and NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: D66 Exclusive to Maslen Estate Agents.

uPVC double glazed front door to:

#### **Entrance Hall**

uPVC double glazed window to front, stairs rising to first floor, radiator, wall mounted heating thermostat, under stairs storage cupboard, door to kitchen, door to:

#### **Living Room**

A dual aspect room. Aluminium windows to front & rear, 2 x radiators, coved ceiling.

#### **Kitchen**

Range of wall & base units with roll edged work surfaces over, inset stainless steel single drainer sink unit with hot & cold taps, space for appliances, built-in cupboard housing gas boiler, part tiled walls, tiled floor, window to rear, door to:

#### **Conservatory**

Polycarbonate roof, range of windows to side & rear, door to rear leading to rear garden.

#### **First Floor Landing**

Doors to all rooms, hatch to loft space, built-in storage cupboard.

#### **Bathroom**

Panelled bath with hot & cold taps, wall mounted shower unit over, wash hand basin with hot & cold taps, tiled walls, uPVC double glazed windows with frosted glass to rear.

#### **WC**

Low level WC, tiled walls, double glazed frosted glass window to rear.

#### **Bedroom**

Aluminium window to rear, radiator.

#### **Bedroom**

uPVC double glazed window to front, built-in storage cupboard.

#### **Outside**

##### **Rear Garden**

Mainly laid to lawn. Timber storage shed, range of mature shrubs, enclosed by timber fencing.

##### **Garage**

Detached garage located at the rear of the property. Up & over door, window, personal door.

##### **Front Garden**

Mainly laid to lawn, mature shrubs, hedged boundary to side, pathway to front door.

#### **Total approx floor area**

67.3 sq.m (725 sq.ft)

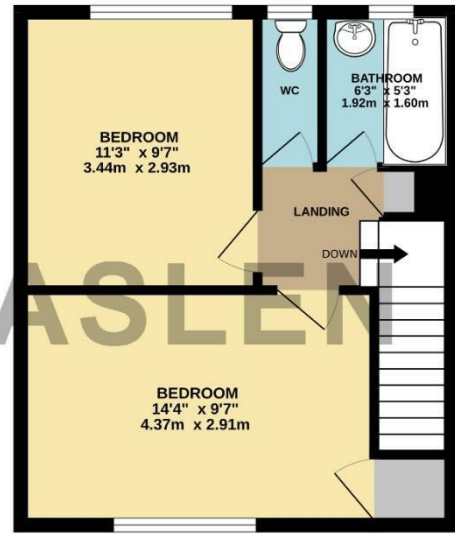
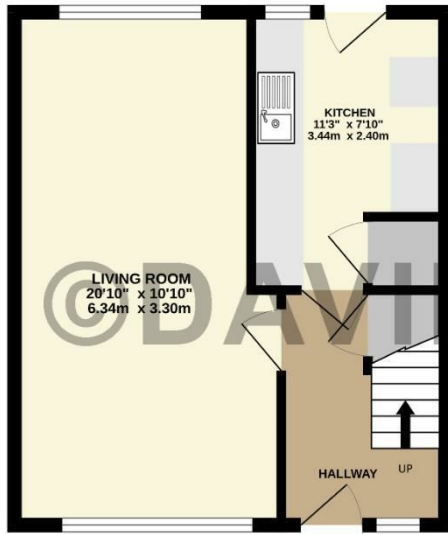
#### **Council Tax Band C**

V1



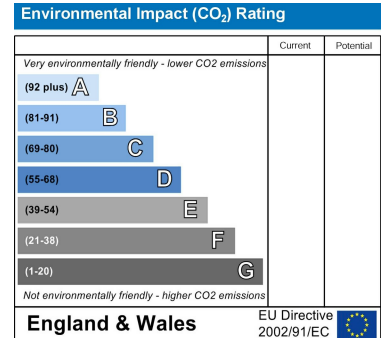
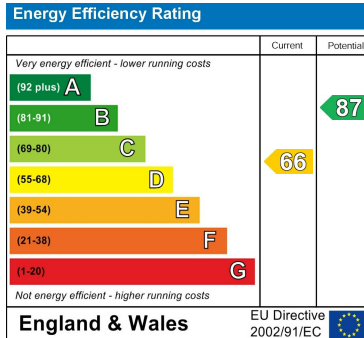
GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.

1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 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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**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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