



40 Batemans Road, Brighton, BN2 6RD

£350,000 Freehold

3 bedroom mid-terraced family home situated in this POPULAR & CONVENIENT LOCATION. Other property highlights include; the extra STUDIO SPACE with kitchen & shower room below the property, AIR CONDITIONING in 3 rooms, SPACIOUS BALCONY, kitchen/breakfast room & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: D59 Exclusive to Maslen Estate Agents

Front door to:

Porch

Window to side, laminate flooring, door to:

Entrance Hall

Stairs rising to first floor, understairs storage cupboard, radiator, doors to all rooms, stairs descending to lower ground floor.

W.C.

Low level close coupled W.C., pedestal wash hand basin with hot & cold taps, uPVC double glazed window to front with frosted glass.

Kitchen

Range of wall, base & drawer units with roll edged work surfaces over, inset ceramic sink with hot & cold taps, space for oven, space for fridge/freezer, space for dishwasher, space for washing machine, part tiled walls, wood effect flooring, radiator, wall mounted air conditioning unit, uPVC double glazed window to front.

Lounge

Wall mounted air conditioning unit, radiator, uPVC double glazed window to rear, uPVC double glazed sliding doors to balcony.

Lower Ground Floor

uPVC double glazed door to rear, uPVC double glazed window to side, door to:

Shower Room

W.C., wash hand basin with mixer tap & vanity storage below, corner shower cubicle with wall mounted shower unit over, glass shower screen, wall mounted extractor fan.

Kitchen

Range of base units with work surfaces over, inset stainless steel 1.5 bowl single drainer sink unit with mixer tap, insert 4 ring hob, integrated oven under, steps up to storage area.

First Floor Landing

Hatch to loft space, built in storage cupboard, radiator, doors to all rooms.

Bedroom

uPVC double glazed window to rear, radiator, coved ceiling.

Bedroom

uPVC double glazed window to rear, radiator, coved ceiling, built in storage cupboard.

Bedroom

uPVC double glazed window to front, radiator, coved ceiling, built in storage cupboard, wall mounted air conditioning unit.

Bathroom

uPVC double glazed window to front with frosted glass, W.C., pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, wall mounted shower unit over, radiator, tiled walls, laminate floor.

Outside

Front Garden

Mainly laid to lawn with paved pathway to front door, enclosed by mature hedging.

Balcony

Glass balustrade.

Total approx floor area

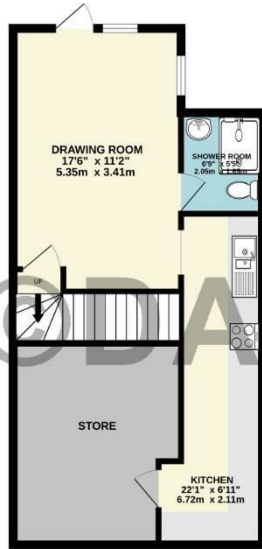
1515 sq.ft. (140.8 sq.m.)

Council tax band C

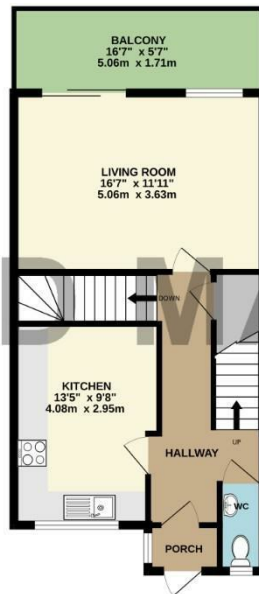
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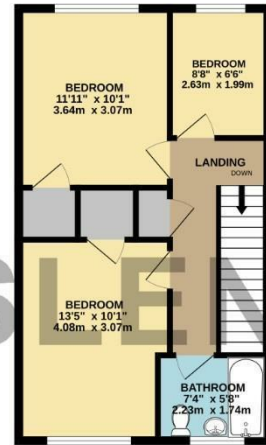
LOWER GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.8 sq.m.) approx. including Store & Balcony

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			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(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			83
(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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