



32 Belgrave Street, Brighton, BN2 9NS

£475,000 Freehold

Charming BAY FRONTED 2/3 bedroom period house situated in this POPULAR STREET in the heart of the Hanover district of Brighton close to independent shops, cafes and many other amenities. This property has light and airy accommodation with PERIOD FEATURES throughout. The highlights include; a fitted kitchen, separate dining room, sunny SOUTH EASTERLY FACING REAR GARDEN and boarded loft. Viewings are highly recommended. Energy Rating: D60 Exclusive to Maslen Estate Agents

Entrance Hall

Radiator, wooden floorboards, cupboard housing meters & fusebox, understairs storage cupboards, doors to:

Lounge

Sash bay window to front, radiator, feature fireplace. wooden shelves & cupboards built into chimney recess.

Dining Room/Office

Sash window to rear, storage cupboard & shelving in chimney recess, wooden floorboards, open fireplace.

Kitchen

Range of wall & base units with roll edged work surfaces over, inset 1.5 bowl stainless steel sink unit with mixer tap, integrated oven with 4 ring gas hob above, extractor over, space & plumbing for washing machine, integrated dishwasher, space for tall fridge/freezer, heated towel rail, recessed spotlights, double glazed window to side, door to rear garden.

First Floor Landing

Hatch to loft space, doors to:

Bathroom

White suite comprising of panelled bath with shower screen, mains fed shower over, pedestal wash hand basin with mixer tap, W.C., heated towel rail, part tiled walls, wall mounted combi boiler, window to rear, recessed spotlights, vinyl flooring.

Bedroom

Sash window to rear, radiator.

Bedroom

Sash window to front, feature fireplace, radiator, 2 x built in wardrobes.

Outside

Rear Garden

Patio area with storage space, steps to decked area with space for table & chairs, mature shrubs, walled & fenced boundary.

Total approx floor area

688 sq.ft (63.9 sq.m.)

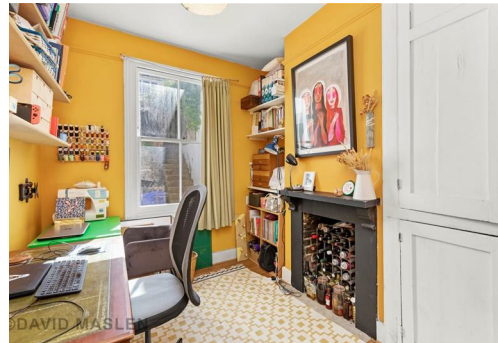
Parking Zone V

Council Tax Band C

V1

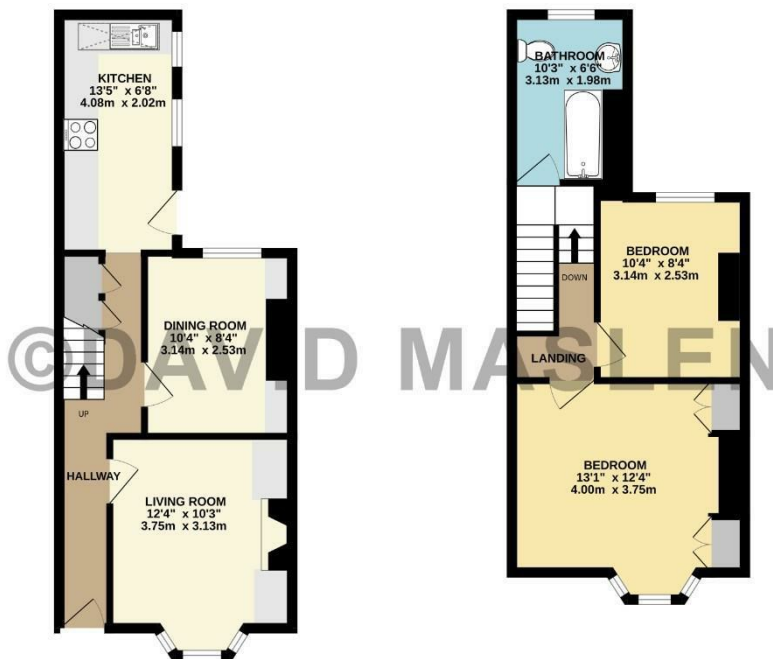
What the owner says:

"We've had a wonderful ten years living in this house. Our two children were born while living here and we've loved restoring many of the period features, we're very sad to be leaving. The location is amazing, you can be on a train at the station or be on the seafront less than 15 minutes and you only have to roll down the hill to be in the North Laine. Because the garden is raised up it gets light long into the evening, perfect for barbecues. The Hanover area is a wonderful community; we're good friends with our neighbours and having a corner shop, two pubs and a chippie within a minute's walk is so useful!"



GROUND FLOOR
360 sq ft. (33.4 sq m.) approx.

1ST FLOOR
328 sq ft. (30.5 sq m.) approx.



TOTAL FLOOR AREA: 688 sq ft. (63.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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 Metaplan (2021)

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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	

COVERING THE CITY

SALES

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