



## 11 Downsway, Brighton, BN2 6BD

£350,000 Freehold

NO ONWARD CHAIN. Situated in the sought after location of NORTH WOODINGDEAN is this 3 bedroom bungalow which is in need of some updating. The property benefits from good size rooms and low maintenance front and rear gardens. Downsway is off of Warren Road where you will find local shops and a bus route into Brighton City Centre. Viewings are highly recommended. Energy Rating: D57 Exclusive to Maslen Estate Agents

### **Front Garden**

Patio with steps to front door.

### **Porch**

### **Hallway**

Radiator, wall mounted thermostat, doors to:

### **Lounge**

2 x radiators, double glazed curved bay window to front, pretty views.

### **Bedroom**

Radiator, double glazed window to side, cupboard housing fuseboard & electric meter.

### **Bedroom**

Double glazed window to front, radiator.

### **Bedroom**

Radiator, double glazed window to rear.

### **Bathroom**

Suite comprising panelled bath with shower screen & electric shower over, pedestal wash hand basin, low level WC, radiator, double glazed window to rear with privacy glass.

### **Kitchen**

Range of wall & base units with roll edge work surfaces over, inset stainless steel sink unit with drainer, space for cooker, space & plumbing for washing machine, space for fridge/freezer, double radiator, 2 x storage cupboards, hatch to loft space, part tiled walls, vinyl flooring, 2 x double glazed windows to rear & side, door to:

### **Lobby**

Cupboard housing boiler, double glazed door to rear garden.

### **Rear Garden**

Patio & lawned rear garden with flower beds, storage shed, side access.

### **Total approx floor area**

774 sq.ft. (71.9 sq.m.)

### **Council tax band C**

### **V1**



GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA - 774 sq.ft (71.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of all areas, including, but not limited to, any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homestyler ©2024

**IMPORTANT**

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

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>85</b> |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

**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.