

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.

Redroom

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















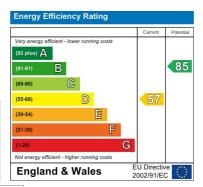


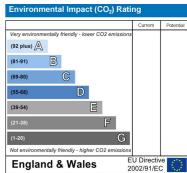




TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.

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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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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.

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