



30 Eastbourne Road, Brighton, BN2 4DL

£450,000 Freehold

TASTEFULLY PRESENTED 3/4 bedroom family home situated in this POPULAR location. Some of the property highlights include; boarded loft space (currently used as a bedroom), private rear garden & a MODERN fitted kitchen/breakfast room. Viewings are highly recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents.

uPVC double glazed front door to:

Hallway

Radiator, stairs rising to first floor, understairs storage cupboard, recessed spotlights, wood effect flooring, door to Lounge, uPVC double glazed window with frosted glass to front.

Lounge

uPVC double glazed bay window to front, radiator, feature fireplace, recessed spotlights, wood effect flooring.

Kitchen

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel 1.5 bowl single drainer sink unit with mixer tap, integrated oven with 4 ring gas hob over, extractor above, space for fridge/freezer, space for dishwasher, space & plumbing for washing machine, part tiled walls, laminate floor, underfloor heating, uPVC double glazed window to rear, uPVC double glazed sliding door to rear garden.

First Floor Landing

Paddle staircase up to loft space, recessed spotlights, doors to all rooms.

Bathroom

Low level close coupled WC with push button flush, vanity wash hand basin with mixer tap & drawers below, panelled bath with mixer tap & wall mounted shower unit, glass shower screen, radiator, laminate flooring, tiled walls, uPVC double glazed window to rear with frosted glass.

Bedroom

uPVC double glazed window to rear, radiator, wood effect flooring, built in wardrobes.

Bedroom

uPVC double glazed bay window to front, radiator, wood effect flooring, built in wardrobes.

Bedroom

uPVC double glazed window to front, radiator, wooden flooring.

Loft Space

2 x Velux windows to rear, recessed spotlights, wood effect flooring, eaves storage.

Outside

Rear Garden

Laid to artificial grass with a decked seating area, timber built shed, enclosed by timber fencing.

Total approx floor area

106.24 sq.m. (1145.92 sq.ft)

Parking zone U

Council tax band C

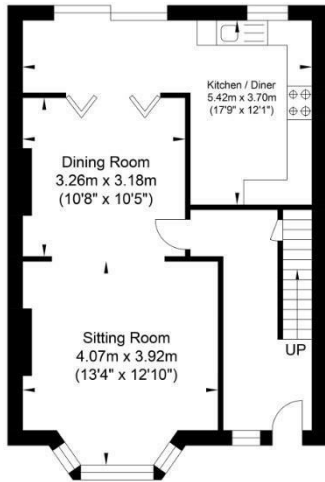
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What the owner says:

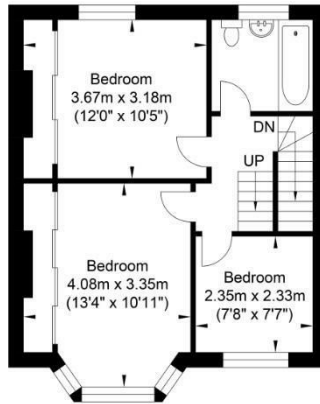
"We purchased the property because the size was ideal with three young children plenty of space to grow that was 27 years ago. The neighbours are all friendly and lookout for each other."



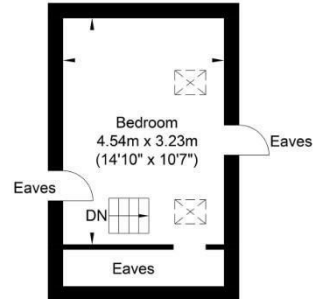
Eastbourne Road



Ground Floor
Approximate Floor Area
527.96 sq ft
(49.05 sq m)



First Floor
Approximate Floor Area
430.87 sq ft
(40.03 sq m)



Second Floor
Approximate Floor Area
187.07 sq ft
(17.38 sq m)



Approximate Gross Internal Area = 106.46 sq m / 1145.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(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			
(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

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.

COVERING THE CITY

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