



30 Eastbourne Road, Brighton, BN2 4DL

Guide price £425,000 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

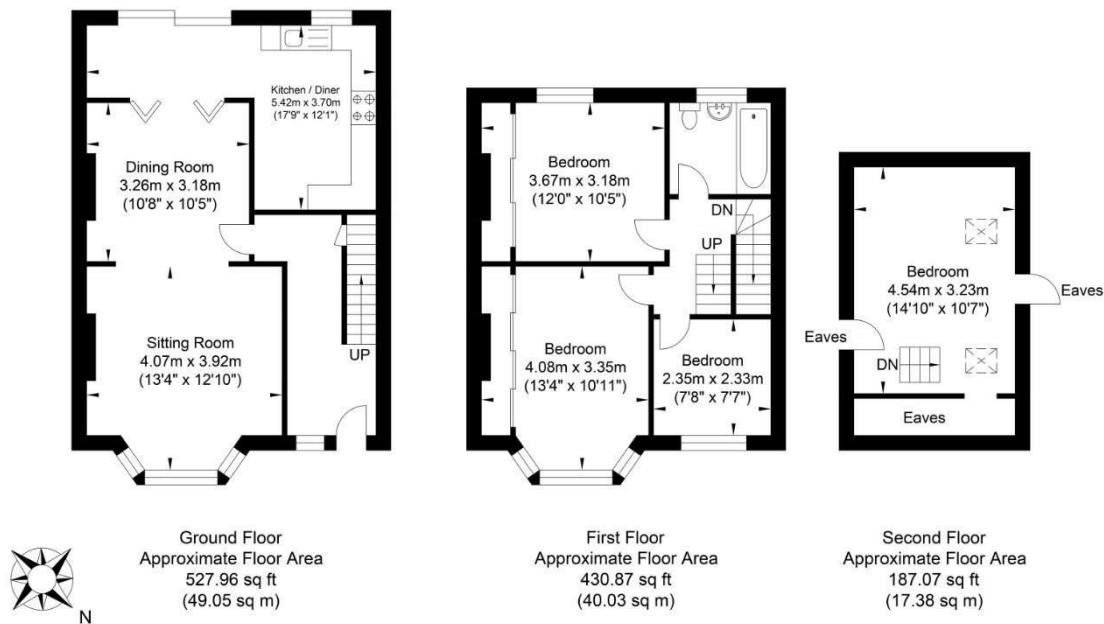
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What the owner says:

"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."



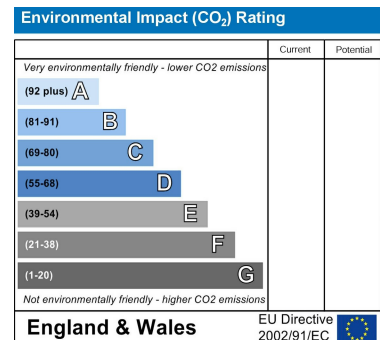
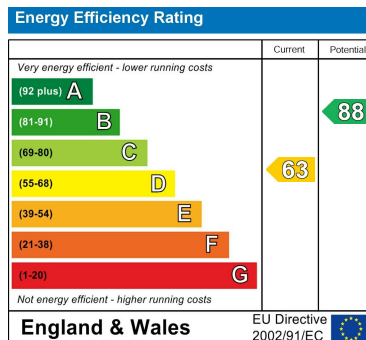
Eastbourne Road



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

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.

COVERING THE CITY

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