



134 Ladysmith Road, Brighton BN2 4EG

£365,000 Freehold



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A 2 bedroom end of terraced house being offered for sale with NO ONWARD CHAIN. Other features & highlights include; refitted bathroom, kitchen/breakfast room, PRIVATE REAR GARDEN, gas heating & double glazing. Viewings are recommended. Energy Rating: D62 Exclusive to Maslen Estate Agents.

uPVC double glazed door to:

Porch

Tiled flooring, front door to:

Lounge

uPVC double glazed bay window to front, central heating radiator, feature fireplace with wooden surround, laminate flooring, door to:

Kitchen/Breakfast Room

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner electric hob with oven under & stainless steel cooker hood over, space for upright fridge/freezer, part tiled walls, section of tiled flooring, section of laminate flooring, wall mounted 'Glowworm' gas boiler, central heating radiator, stairs rising to first floor, uPVC double glazed window to rear overlooking rear garden, door to:

Inner Hallway

Laminate flooring, space & plumbing for washing machine, uPVC double glazed door to side leading to rear garden, door to:

Bathroom

Low level close coupled W.C., pedestal wash hand basin with mixer tap, panelled bath with mixer tap & hand held shower attachment, central heating radiator, laminate flooring, tiled walls, uPVC double glazed window to side with frosted glass.

First Floor Landing

uPVC double glazed window to rear, door to:

Bedroom

2 x uPVC double glazed window to front, 2 x wardrobes built into chimney recess, central heating radiator.

Bedroom

uPVC double glazed window to rear overlooking rear garden, central heating radiator, built in storage cupboard.

Outside

Front Garden

Small wall enclosed front garden.

Rear Garden

Mainly laid to lawn with a patio area, enclosed by timber fencing.

Total approx floor area

58.1 sq.ft. (625.3 sq.m.)

Council tax band C

Parking zone U

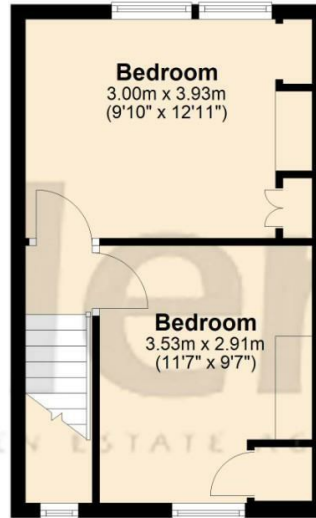
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Ground Floor
Approx. 32.1 sq. metres (345.3 sq. feet)



First Floor
Approx. 26.0 sq. metres (280.0 sq. feet)



IMPORTANT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT

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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



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