



25 Redvers Road, Brighton, BN2 4BF

£475,000 Freehold

3 bedroom red brick period house situated in this POPULAR & CONVENIENT LOCATION. Some of the property highlights include; OPEN PLAN living/dining room, bedroom with PERIOD FIREPLACE, MODERN fitted kitchen/breakfast room & a westerly facing rear garden. Viewings are highly recommended. Energy Rating: D61 Exclusive to Maslen Estate Agents.

uPVC double glazed door to:

Hallway

Wooden floorboards, radiator, stairs rising to first floor, door to:

Open Plan Lounge/Dining Room

Lounge Area

uPVC double glazed windows to front, radiator, built in storage cupboard & shelving into chimney recess, feature fireplace with tiled inserts, wooden floorboards.

Dining Area

Continuation of wooden floorboards, understairs storage cupboards - one with space & plumbing for washing machine, further built in storage cupboard, upright radiator, archway to:

Kitchen/Breakfast Room

Range of wall & base units with work surfaces over, inset 1.5 bowl single drainer sink unit with pull out mixer tap, inset hob with integrated 'Indesit' oven under & extractor over, integrated dishwasher, space for fridge/freezer, part tiled walls, laminate flooring, upright radiator, recessed spotlights, 2 x Velux windows, uPVC double glazed French doors to rear garden.

First Floor Landing

Wood effect flooring, stairs rising to second floor, doors to all rooms.

Bathroom

Low level close coupled WC with concealed cistern & push button flush, wash hand basin with mixer tap, panelled bath with mixer tap & wall mounted rainfall style shower over with hand held shower attachment, glass shower screen, ladder style heated towel rail, wall mounted extractor fan, part tiled walls, tiled floor, uPVC double glazed window to rear with frosted glass.

Bedroom

uPVC double glazed window to rear, radiator, wooden floorboards, picture rail.

Bedroom

uPVC double glazed window to front, wooden floorboards, cast iron feature fireplace, radiator, picture rail, ceiling rose.

Second Floor Landing

uPVC double glazed window to rear with pretty views over Brighton, door to:

Bedroom

uPVC double glazed windows to rear with pretty views over Brighton, Velux window to front, radiator, wood effect flooring, recessed spotlights, recessed shelving, door to eaves storage, door to:

En-Suite

Low level close coupled WC with concealed cistern, wash hand basin with mixer tap & vanity storage below, shower cubicle with rainfall shower unit & hand held shower attachment, ceiling mounted extractor fan, tiled walls, tiled floor, recessed spotlights, ladder style heated towel rail, Velux window to front.

Outside

Rear Garden

Decked seating area, section laid to lawn, variety of mature shrubs & plants, enclosed by brick walling & timber fencing.

Total approx floor area

1046 sq.ft. (97.2 sq.m.)

Council tax band C

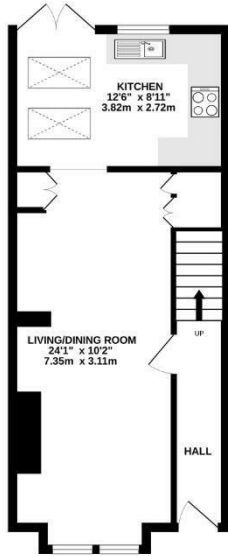
Parking zone U

V1

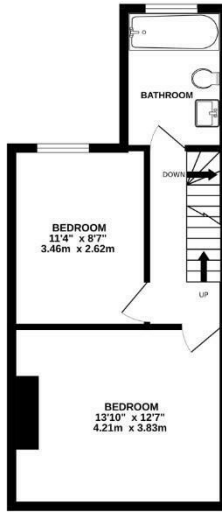
What the owner says:

"We have loved living on Redvers Road. There is a really good sense of community and it has been a lovely place to raise our children with great local schools. It is very well connected to the town centre as well as the surrounding countryside, and there are lots of useful shops and cafes close by. We also love this house, the open plan downstairs has worked really well for our family. We love sitting in the back garden in the sunshine."

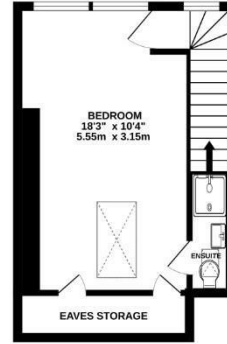




GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
357 sq.ft. (32.1 sq.m.) approx.

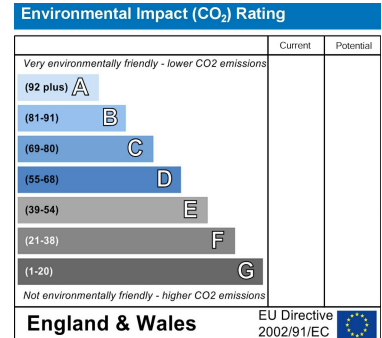
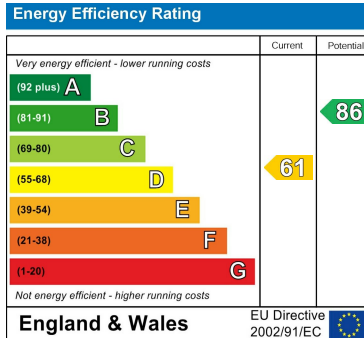


2ND FLOOR
254 sq.ft. (24.5 sq.m.) approx.

REDVERS ROAD

TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



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.

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.