



136 Kipling Avenue, Brighton, BN2 6UE

Offers over £450,000 Freehold

Well-presented 3 bedroom DETACHED BUNGALOW situated on level ground in this SOUGHT AFTER residential location that is on a bus route, close to local shops & popular schools. Some of the property highlights include; SPACIOUS kitchen/breakfast room, MODERN bathroom with separate WC, lawned rear garden & OFF STREET PARKING. Viewings are highly recommended. Energy Rating: D65
Exclusive to Maslen Estate Agents.

uPVC double glazed front door to:

Porch

Double glazed window to side, door to:

Hallway

Cupboard housing fusebox, electric meter cupboard, radiator, hatch to loft space, door to built in storage cupboard, doors to all rooms.

Lounge

Double glazed bay window to front, double radiator, feature fireplace, tiled hearth, shelves in chimney recess.

Bedroom

Double glazed window to side, radiator.

Bedroom

Double glazed window to front, double radiator.

WC

Low level WC, radiator, double glazed window to side, part tiled walls.

Bathroom

Panelled bath with mixer taps & electric shower over, vanity sink basin with mixer tap & cupboard under, heated towel rail, double glazed window to side, tiled walls, laminate flooring, recessed spotlights.

Bedroom

Double glazed window to rear, radiator.

Kitchen

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

Outside

Front Garden

Off street parking, side access to rear garden, lawned section with plants & shrubs, walled boundaries.

Rear Garden

Patio seating area, further raised decked area with pond, lawned area, mature trees & plants, shed, side access to front, outside tap, walled & fenced boundaries.

Total approx floor area

811 sq.ft. (75.4 sq.m.)

Council tax band D

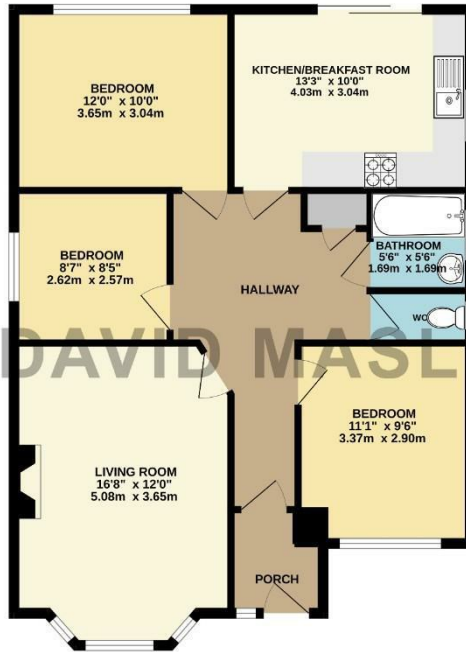
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What the owner says:

"We really enjoyed our 13 years living in the property. When we were looking for a house it ticked all of our boxes. We wanted a detached house in a nice quiet neighbourhood with plenty parking, a short drive to the A23 for commuting, easy bus links to Brighton and shops and a nice outdoor space we could make our own. We transformed the garden to be a low maintenance relaxing outdoor space with a fish pond, small fruit trees and shrubs plus lots of space for entertaining and barbecues or just sitting enjoying the peace and quiet. The neighbours are lovely and it has been a pleasure to live there."



GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq ft (75.4 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and the responsibility to obtain the most accurate information or measurement. 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 Homestyler 2/2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

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

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COVERING THE CITY

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