



## 32 Coldean Lane, Brighton, BN1 9GD

£325,000 Freehold

This 3 BEDROOM SEMI-DETACHED HOUSE is located in a popular residential area, close to Stanmer Park & is in need of some updating. Some of the other property highlights include; OFF STREET PARKING, private rear garden, kitchen/breakfast room, OPEN PLAN living/dining room & has potential to extend (STNC). Viewings are highly recommended. Energy Rating: D65 Exclusive to Maslen Estate Agents.

## Porch

Door to hallway.

## Hallway

Double glazed window to front, cupboard housing fuseboard & electric meter, radiator, understairs storage cupboard.

## Open Plan Lounge/Diner

### Lounge Area

Gas fire, double glazed sliding door to garden.

### Dining Area

Radiator, double glazed sliding door to lean to.

### Lean To

Sliding door to garden.

## Kitchen/Breakfast Room

Range of wall & base units with roll edged work surfaces over, inset 1.5 bowl sink unit with mixer tap & drainer, space for cooker, space for washing machine & dishwasher, space for tall fridge/freezer, part tiled walls, tiled floor, radiator, 2 x double glazed windows to front, wall mounted boiler.

## Breakfast Room

2 x double glazed windows to rear & side, 2 x radiators, double glazed patio door to rear garden.

## First Floor Landing

Double glazed window to front, hatch to loft space, cupboard housing hot water cylinder, radiator, doors to:

### Bathroom

Comprising walk in shower with electric shower unit, panelled bath, pedestal wash hand basin, low level WC, radiator, vinyl flooring, part tiled walls, 2 x double glazed windows to front & side.

### Bedroom

Double glazed window to rear, further double glazed Velux to side, storage cupboard, radiator, eaves storage.

### Bedroom

2 x double glazed windows to rear, radiator.

### Bedroom

Double glazed window to front, radiator, built in wardrobe.

## Outside

### Front Garden

Lawned front garden with wall boundaries, off street parking, side access to rear of the property.

### Rear Garden

Lawned rear garden with mature trees & fences boundaries.

## Total approx floor area

1172 sq.ft. (108.9 sq.m.)

## Parking zone B

On event days

## Council tax band C

## V 2

### What the owner says:

*"This was my parents' house for over 35 years. It was an amazing family home in a lovely communal setting and I have many wonderful memories of living there. Set back from the road with its own driveway and dropped kerb, the house offers easy access to all the local facilities, including Stanmer park and woods. A huge plus is the big, southwest-facing back garden and patio which is a fantastic suntrap, and has fruit trees and many mature shrubs and bushes that provide a riot of colour in the summer. With bright, airy rooms, a convivial kitchen/diner, and the potential to extend further, this is a wonderful home for a family to grow up in and make memories."*



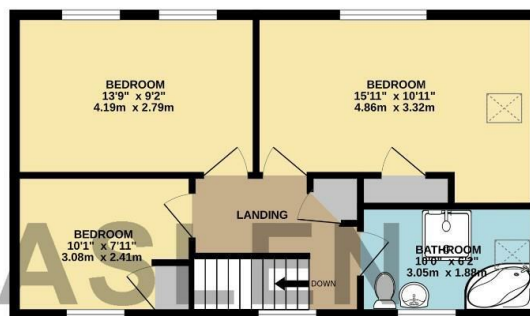




GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



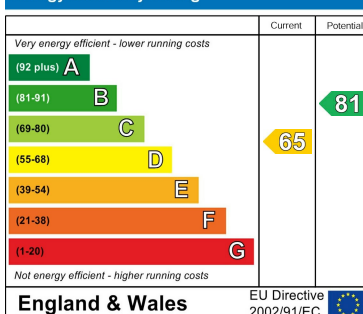
1ST FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



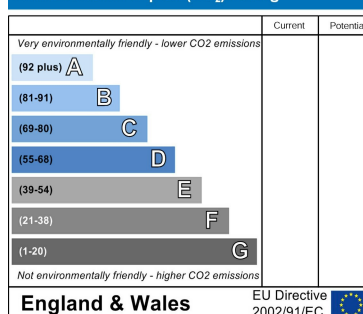
TOTAL FLOOR AREA: 1172 sq.ft. (108.9 sq.m.) approx.

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 mis-statement. 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.  
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#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



#### IMPORTANT

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

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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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