



142 Ladysmith Road, Brighton, BN2 4EG

£395,000 Freehold

A charming & stylish 2 bedroom house located in a POPULAR residential area. Tastefully decorated with PERIOD FEATURES throughout, this property has a fantastic OPEN PLAN lounge/kitchen with separate utility room leading to the sunny SOUTH FACING REAR GARDEN. Other highlights include; detached GARDEN STUDIO with full power & smart white suite bathroom. Available CHAIN FREE! Viewings are highly recommended. Energy Rating: D65 Exclusive to Maslen Estate Agents.

Front door to:

Lobby/Porch

Door to:

Open Plan Lounge/Kitchen/Dining Room

Lounge Area

Double glazed bay window to front, feature fireplace, 2 x radiators, original wooden floorboards.

Kitchen/Dining Area

Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit & drainer, integrated oven with 4 ring induction hob over, extractor above, space for fridge, space for table & chairs, part tiled walls, original wooden floorboards, double glazed window to rear, doorway to:

Utility Room

Range of wall & base units with roll edged work surfaces over, space for freezer, space & plumbing for washing machine, space & plumbing for dishwasher, double glazed window to side, double glazed patio door to rear garden with privacy glass, door to:

Bathroom

White suite comprising panelled bath with mixer taps & mains plumbed shower over, vanity sink basin with mixer tap & storage cupboard under, low level WC with dual flush, radiator, part tiled walls, tiled floor.

First Floor Landing

Window to rear, storage area.

Bedroom

Double glazed window to rear, feature fireplace, double radiator, built in wardrobe, storage cupboard housing 'Vaillant' combi boiler, original wooden floorboards, hatch to boarded loft space.

Bedroom

2 x double glazed windows to front, built in wardrobe, shelves in chimney recess, double radiator, original wooden floorboards.

Outside

Front Garden

Shingled front garden with mature pot planting & walled boundary, pathway to front door.

Rear Garden

South facing rear garden, outside tap, exterior electric socket, walled & fenced boundaries.

Studio

Window to front, full power, decked seating area to the front.

Total approx floor area

61.54 sq.m. (662.4 sq.ft.)

Council tax band C

Parking zone U

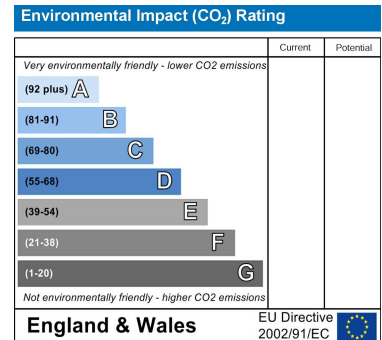
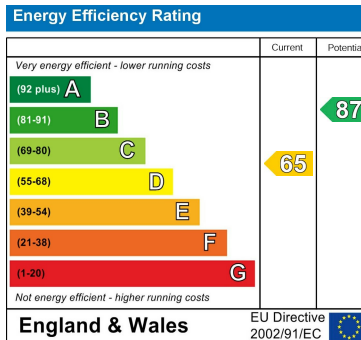
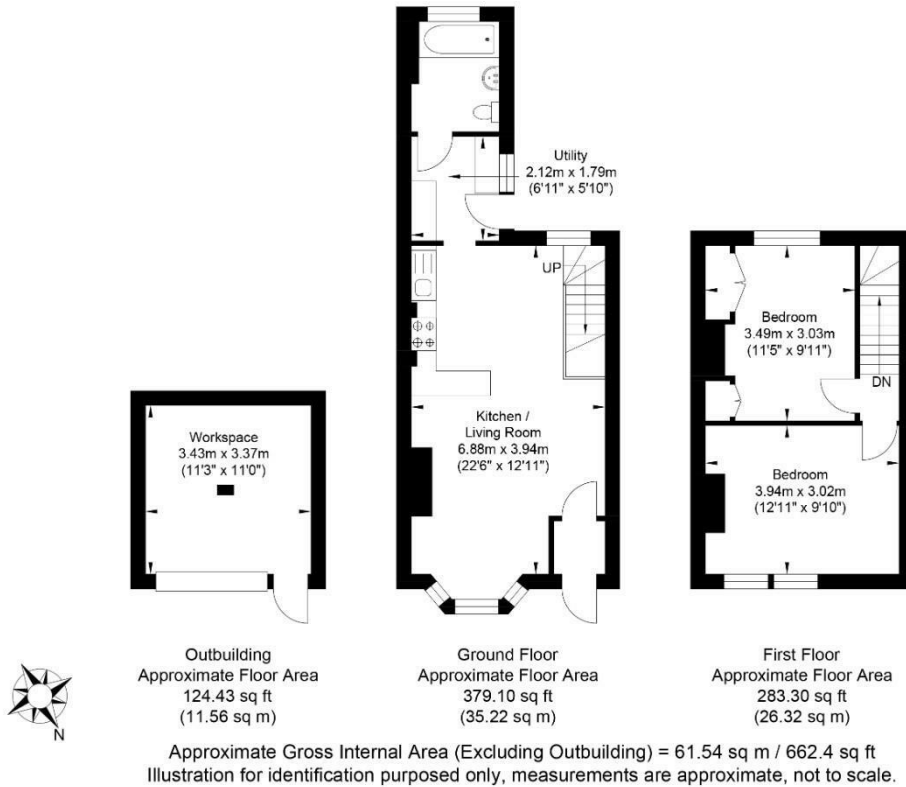
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What the owner says:

"I've loved living here for 21 years. My favourite things about the house is the hot sunny garden in summer and having cosy fires in the winter. Ladysmith Road is a quiet street with a really friendly community of neighbours."



Ladysmith Road



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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