



165 Cowley Drive, Brighton, BN2 6TE

£350,000 Freehold

A WELL-PRESENTED 3 bedroom semi-detached family home situated in this POPULAR residential location close to local shops & amenities. Some of the other property highlights include; the private driveway & garage providing OFF STREET PARKING, open plan lounge/dining room, MODERN fitted kitchen & private rear garden. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Window to side with frosted glass, wood effect flooring, radiator, stairs rising to first floor, understairs storage cupboard, doors to all rooms.

WC

Low level close coupled WC with push button flush, wash hand basin with hot & cold taps, part tiled walls, tiled floor, window to front with frosted glass.

Kitchen

Range of wall & base units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, integrated oven, inset hob with cooker hood over, space for fridge/freezer, space & plumbing for washing machine, wall mounted 'Worcester' boiler, part tiled walls, tiled floor, window to rear, door to side with frosted glass.

Lounge/Dining Room

Window to front, French doors to rear, radiator, coved ceiling.

First Floor Landing

Wall mounted heating thermostat, radiator, hatch to loft space, built in storage cupboard housing hot water tank, doors to all rooms, window to side.

Bathroom

Low level close coupled WC, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, wall mounted 'triton' shower unit, glass shower screen, recessed spotlights, radiator, fully tiled walls, tiled floor, window to rear with frosted glass.

Bedroom

Window to rear, radiator, range of built in wardrobes, coved ceiling.

Bedroom

Window to front with pretty views, radiator, wood effect flooring, built in wardrobe, coved ceiling.

Bedroom

Window to front with pretty views, radiator, wood effect flooring, 2 x built in storage cupboards, coved ceiling.

Outside

Front Garden

Lawned section, pathway to front door.

Rear Garden

Patio seating area with steps up to a lawned section with gate to driveway, variety of mature hedging & shrubs, enclosed by timber fencing with gate to side.

Garage

Block paved driveway leading to garage, up & over door.

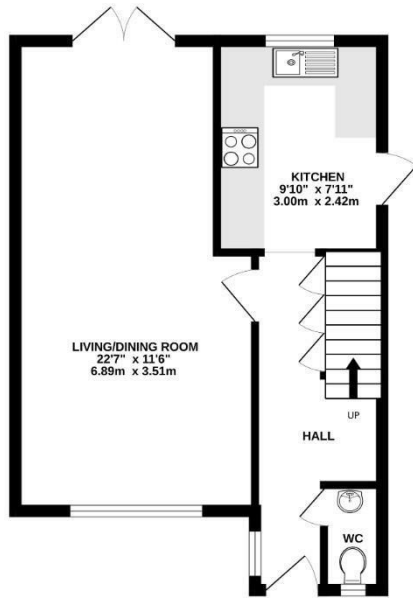
Total approx floor area

819 sq.ft. (76.1 sq.m.)

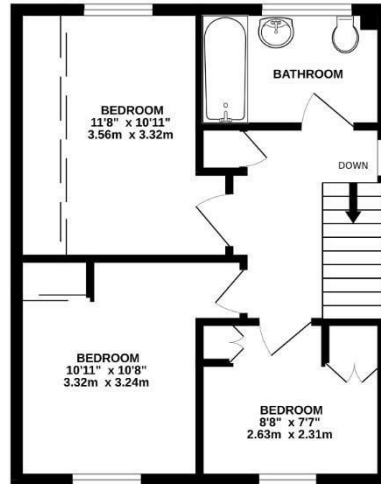
Council tax band C

V1





GROUND FLOOR
421 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.

COWLEY DRIVE

TOTAL FLOOR AREA: 819 sq.ft. (76.1 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.
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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@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.