



97 Langley Crescent, Brighton, BN2 6NQ

Price guide £325,000 Freehold

Price Guide: £325,000 - £350,000 **

Beautifully presented 2 double bedroom END OF TERRACE house situated in a POPULAR residential location close to favoured schools and regular bus route. This WONDERFUL house has been tastefully modernised by the current owners & some of the highlights include; an exquisite MODERN fitted kitchen, recently fitted STUNNING family bathroom, DUAL ASPECT lounge and master bedroom, front and rear gardens. Viewings are highly recommended. Energy Rating: D67
Exclusive to Maslen Estate Agents

Porch

Double glazed window to side, coat hooks, front door to:

Hallway

Radiator, laminate flooring, stairs to first floor, doors to:

Lounge

Double glazed windows to front & side, double radiator, fireplace with tiled hearth.

Open Plan Kitchen/Dining Room

Kitchen Area

Modern kitchen comprising a range of wall & base units with square edged work surfaces over, inset 1.5 bowl sink unit with mixer tap & drainer, integrated 'Zanussi' oven with matching 4 ring gas hob over, extractor above, integrated 'Zanussi' dishwasher, space & plumbing for washing machine, space for fridge/freezer, storage cupboard, part tiled walls, laminate flooring, double glazed window to rear.

Dining Area

Space for table & chairs, double radiator, double glazed window to side, cupboard housing boiler, double glazed door to rear garden.

First Floor Landing

Hatch to loft space, doors to:

Bedroom

2 x double glazed windows to front & side, radiator, recessed spotlights, pretty far reaching sea views, cupboard housing hot water cylinder.

Bathroom

Modern white suite comprising; panelled bath with 10.5 kilowatt thermostatic 'triton' shower over, further hand held shower attachment, mixer taps, low level WC with dual flush, vanity sink basin with mixer tap & storage below, chrome heated towel rail, tiled floor, part tiled walls, recessed spotlights, double glazed window to rear with privacy glass.

Bedroom

Double glazed window to side, radiator, storage cupboard.

Outside

Front Garden

Areas of mature plants & shrubs, steps to front door, fenced boundaries.

Rear Garden

Patio garden with steps to a raised seating area, garden shed, mature shrubs & plants, outside tap, side access to front of the property, fenced boundaries.

Total approx floor area

72.7 sq.m. (782.2 sq.ft.)

Council tax band C

V2

What the owner says:

"Living in this home has been an absolute joy—sun-drenched and peaceful, with the South Downs National Park just a 30-second walk away and breath taking sea views from both the master bedroom and living room. It's been the perfect first house to raise our growing family. We've cherished the quiet, friendly community, our lovely Neighbours, and the convenience of having local shops, parks, and excellent schools all within walking distance. With nature quite literally on our doorstep and a low-maintenance design that let us truly enjoy it, this home has given us a life full of warmth, love, and unforgettable memories. We'll always be grateful to have called it home."

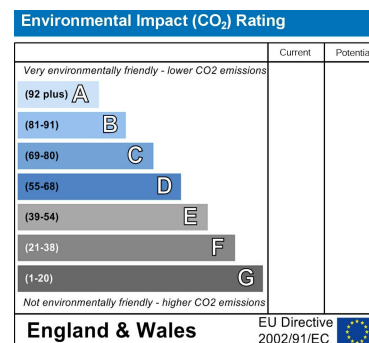
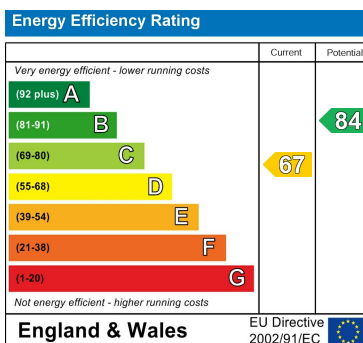




Total area: approx. 72.7 sq. metres (782.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

Langley Crescent



IMPORTANT

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IMPORTANT

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