



52 Foxdown Road, Brighton, BN2 6TL

£375,000 Freehold

A TASTEFULLY PRESENTED 3 bedroom property situated in a POPULAR residential area, close to bus routes & local shops. Some of the property highlights include; a good size kitchen/breakfast room, conservatory, MODERN fitted bathroom, driveway providing OFF ROAD PARKING & a pretty Easterly facing rear garden. Viewings are highly recommended. Energy Rating: C70 Exclusive to Maslen Estate Agents

Front door to:

**Porch**

Window to front, dado rail, wood effect flooring, door to:

**Hallway**

Stairs rising to first floor, radiator, wall mounted heating thermostat, dado rail, doors to all rooms.

**Lounge**

Window to front, 2 x radiators, feature fireplace, doors to:

**Conservatory**

Windows to side & rear, French doors to side leading to garden, poly-carbonate roof, wood effect flooring.

**Kitchen**

Range of wall, base & drawer units with roll edges work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset hob with cooker hood over, integrated oven under, space for dishwasher, space & plumbing for washing machine, integrated fridge & freezer, radiator, recessed spotlights, part tiled walls, wood effect flooring, window to rear, door to rear garden, understairs storage cupboard.

**First Floor Landing**

Doors to all rooms, radiator, dado rail, hatch to loft space, 2 x windows to rear.

**Bedroom**

Window to rear, radiator, dado rail, coving.

**Bedroom**

Window to front, radiator, dado rail, coving, built in cupboard.

**Bathroom**

WC with push button flush, pedestal wash hand basin, panelled bath with hot & cold taps, wall mounted shower unit, part tiled walls, wood effect flooring, radiator, recessed spotlights, window to rear with patterned glass.

**Bedroom**

Window to front, radiator, coving, built in storage cupboard.

**Outside**

**Front Garden**

Driveway laid to block paving providing off road parking.

**Rear Garden**

Patio seating area with steps up to a lawned section.

**Total approx floor area**

80.1 sq.m. (861.7 sq.ft.)

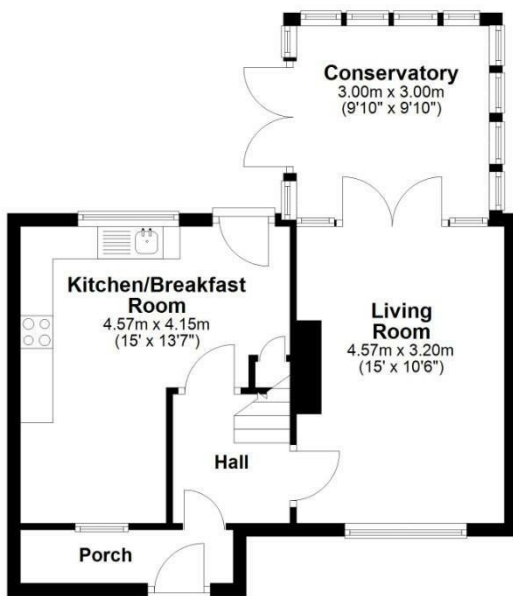
**Council tax band B**

**V1**

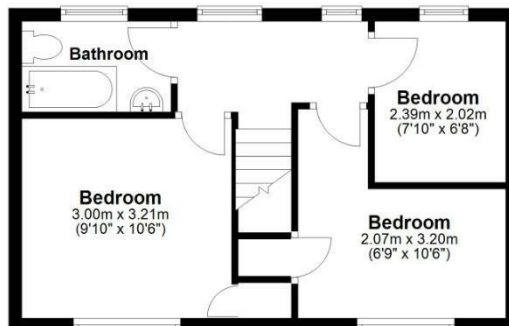




## Ground Floor



## First Floor



Total area: approx. 80.1 sq. metres (861.7 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.

## Foxdown Road

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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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

### 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



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