

£450,000 Freehold



60 Plymouth Avenue,
Brighton, BN2 4JB

60 Plymouth Avenue, Brighton BN2 4JB

A SUBSTANTIAL five bedroom home located on a SOUGHT AFTER residential street in the Bevendean area of Brighton. Ideally positioned close to POPULAR local schools, shops and a regular bus route, this SPACIOUS and versatile property is arranged over three floors, making it ideal for families or those seeking additional living space. Property highlights include a GENEROUSLY sized open plan lounge/diner with double doors opening onto a sunny, WEST FACING lawned rear garden perfect for entertaining or relaxing. Additional features include a MODERN kitchen, a garage with self-contained storage beneath and a PRIVATE FRONT GARDEN offering further outdoor space. This home is offered with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: D62 Exclusive to David Maslen Estate Agents.



Front door to:

Hallway

4 x radiators, stairs rising to first floor, stairs descending to lower ground floor, skylight, 2 x windows to side, feature fireplace, doors to all rooms.

Bedroom

Bay window to front, radiator.

Bedroom

Bay window to front, radiator.

Bathroom

WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap & hand held attachment, bidet, tiled walls, laminate flooring, radiator, 2 x windows to side with frosted glass.

Bathroom

WC with push button flush, wash hand basin with mixer tap & vanity storage below, corner shower cubicle, bidet, tiled walls, laminate flooring, upright radiator, window to side with frosted glass, door to:

Bedroom

Window to rear, radiator.

Bedroom

Window to rear, radiator.

First Floor

Bedroom

3 x Velux windows, eaves storage cupboards, wood effect flooring.

Lower Ground Floor

Open Plan Lounge/Dining Room

Dining Area

Understairs storage cupboards, recessed spotlights, wood effect flooring, door to Kitchen, step down to:

Lounge Area

Wood effect flooring, recessed spotlights, window to side, 2 x French doors leading to rear garden.

Kitchen

Range of wall, base & drawer units with roll edged work surfaces over, inset sink with mixer tap & drainer, integrated oven, inset 4 ring hob with cooker hood above, tiled walls, wood effect flooring, recessed spotlights, window to side, cupboard housing boiler.

Outside

Front Garden

Laid to patio, a range of mature shrubs & trees, access to side & garage.

Rear Garden

Patio seating area leading to lawned section, enclosed by mature hedging, access to:

Storage Area

French doors leading to storage area.

Garage

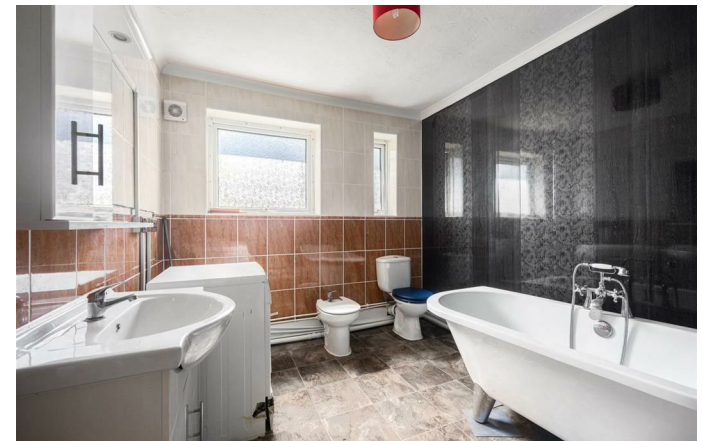
Up & over door, power.

Total approx floor area

207.19 sq.m. (2230.16 sq.ft.)

Council tax band C

V1



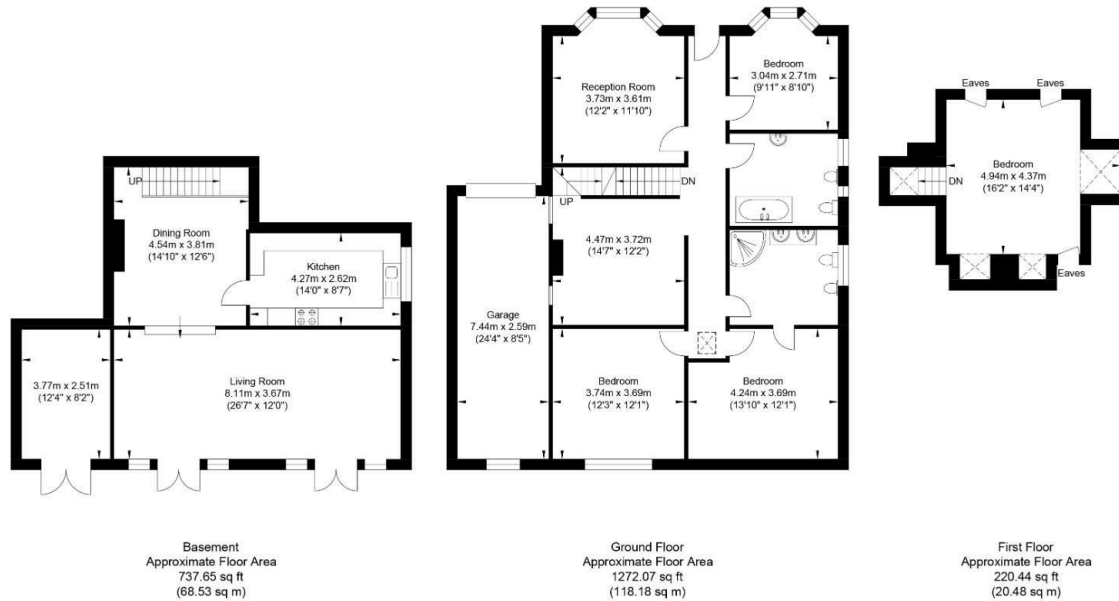
What the owner says:

"The house is a great sized family home! There is ample space, and an amazing attic room that could be turned into a studio or work space. The road is really quiet and peaceful and you can see fields in the distance. There's so much outside space in the front and back gardens, perfect for kids playing and barbecues. You get the best of both worlds as whilst the house is situated in a tranquil and quiet setting it has great transport links to central Brighton"





Plymouth Ave



Approximate Gross Internal (Excluding Garage) Area = 207.19 sq m / 2230.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

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.