



## 22 Crayford Road, Brighton, BN2 4DQ

£395,000 Freehold

This 3 bedroom mid terrace house, situated on a POPULAR residential street, offers a fantastic opportunity for buyers looking to create a wonderful family home. While the property is in need of some modernisation throughout, it has great potential thanks to its solid layout, GENEROUS ROOM SIZES and a sunny SOUTH FACING REAR GARDEN that's perfect for relaxing or entertaining. With scope to update and personalise, and located close to local amenities, schools, and transport links to the city centre, this property is ideal for those seeking a project with the promise of long-term rewards. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: C73  
Exclusive to Maslen Estate Agents

Front door to:

**Entrance Hall**

Radiator, coat hooks, stairs to first floor, under stair storage cupboards housing meters, doors to:

**Lounge**

Double glazed bay window to front, double radiator, fireplace.

**Dining Room**

Double glazed windows and patio door to south facing rear garden, radiator, fireplace.

**Kitchen**

Range of wall and base units with roll edged work surfaces over, inset stainless steel sink unit with mixer taps and drainer, integrated oven with 4 ring electric hob over and extractor above, space and plumbing for washing machine and space for under counter fridge freezer, part tiled walls, vinyl flooring, double glazed window to rear and double glazed patio door to rear garden.

**First Floor Landing**

Hatch to loft, doors to:

**Bathroom**

White suite comprising panelled bath with 'Mira' electric shower over and shower curtain, pedestal wash hand basin, low level WC, heated towel rail, tiled walls, double glazed window to rear with privacy glass.

**Bedroom**

Double glazed window to rear with pretty sea views, radiator, 2 x storage cupboards one housing 'Worcester' combi boiler.

**Bedroom**

Double glazed bay window to front, double radiator, 2 x built in wardrobes.

**Bedroom**

Double glazed window to front, radiator.

**Outside**

**Front Garden**

Steps and pathway to front door, with paved area, walled boundaries.

**Rear Garden**

South facing garden with raised decked area with space for table and chairs, steps down to further lawned area with walled and fenced boundaries.

**Total approx floor area**

824 sq.ft. (76.6 sq.m.)

**Parking Zone U**

**Council Tax Band C**

**V1**

*What the owner says:*

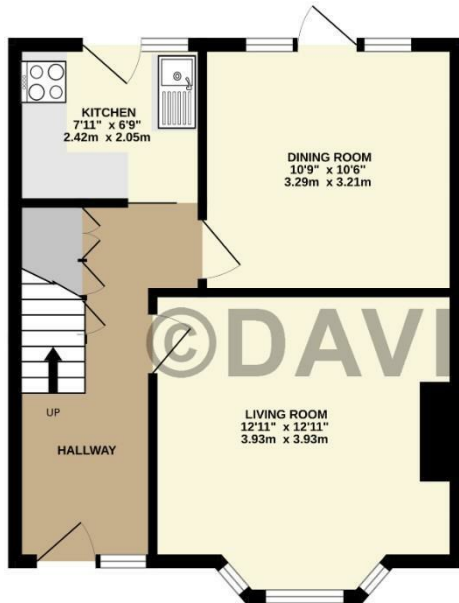
*"This has been my family home with my husband for over 50 years. My husband grew beautiful dahlias and flowers in the garden and we loved sitting in the garden in the sunshine. We have many happy memories of social gatherings with our friends and neighbours. After my husband died our neighbours were very supportive, caring and helpful allowing me to stay in my home for as long as possible. Sadly I have now had to give up my home and move into a care home. This has been a very happy home for myself and my husband. Our house would be a lovely home for a young family."*



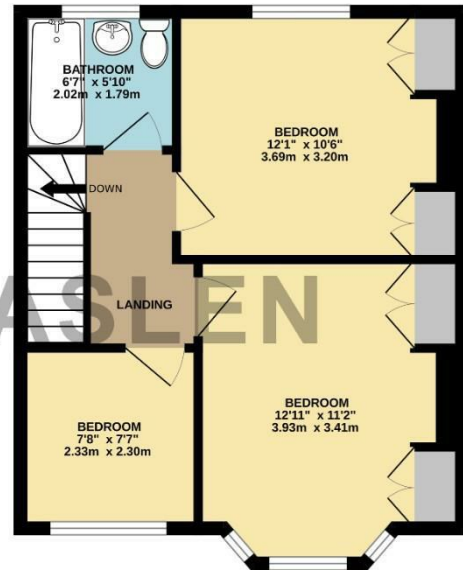




GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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.  
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## IMPORTANT

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

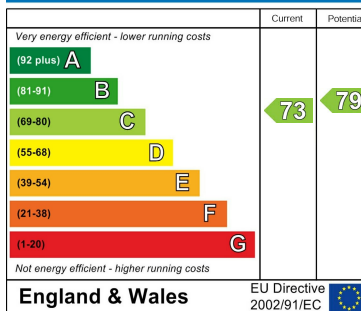
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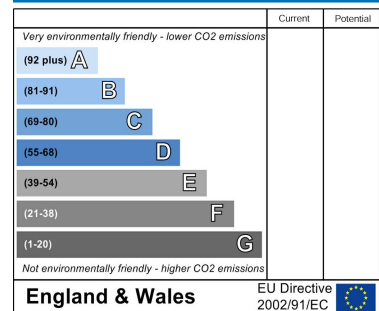
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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.

## Energy Efficiency Rating



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



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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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