



52 Dewe Road, Brighton, BN2 4BD

£390,000 Freehold

This MODERN & STYLISH 2 bedroom house is situated in a popular residential location, ideally located close to a range of local amenities including independent shops & cafés. With excellent bus links to Brighton city centre this property offers both comfort & convenience. Inside, the home features a sleek, MODERN kitchen/breakfast room, a SPACIOUS lounge/dining room ideal for everyday living & entertaining. A smart, CONTEMPORARY BATHROOM adds to the appeal, while the east-facing rear garden provides a perfect spot to relax & enjoy the morning sun. Viewings are highly recommended. Energy Rating: C70
Exclusive to Maslen Estate Agents.

Front door to:

Hallway

Open Plan Lounge/Dining Room

Lounge Area

Bay window to front, feature fireplace, recessed spotlights.

Dining Area

Radiator, cupboard housing meters, recessed spotlights, wall mounted heating thermostat, dado rail, doorway to:

Kitchen/Breakfast Room

Range of wall & base units with roll edge work surfaces, inset sink drainer with mixer tap, integrated oven, inset hob, space & plumbing for washing machine, space for fridge/freezer, radiator, part tiled walls, window to rear, door to rear garden. Stairs rising to first floor, door to:

Bathroom

WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap & shower attachment over, glass shower screen, ladder style heated towel, laminate flooring, tiled walls, 2 x windows with frosted glass.

First Floor Landing

Hatch to loft space, doors to both rooms.

Bedroom

Window to rear, radiator, built in cupboard, further built in cupboard housing 'algas' boiler.

Bedroom

Window to front, radiator.

Outside

Rear Garden

Patio with astroturf section, laid to decking, enclosed by brick walling.

Total approx floor area

67.5 sq.m. (726.9 sq.ft.)

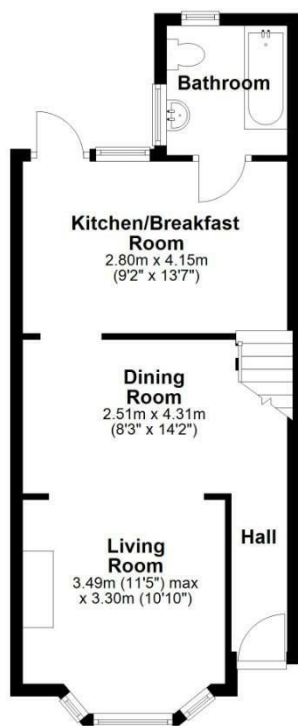
Council tax band C

Parking zone U

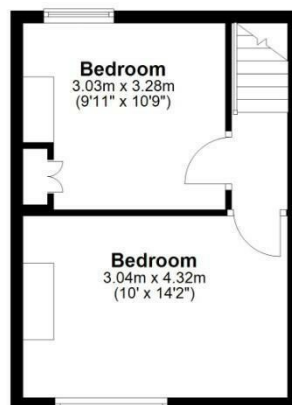
V1



Ground Floor



First Floor



Total area: approx. 67.5 sq. metres (726.9 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.

Dewe Road

Energy Efficiency Rating

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

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

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