



62 Foxdown Road, Brighton, BN2 6TL

Offers in excess of £350,000 Freehold

3 bedroom end of terrace house with larger CORNER PLOT situated on a POPULAR street in the Woodingdean area of Brighton near to local shops & regular bus routes into Brighton city centre this home is ideal for couples or families. The property benefits from an OPEN PLAN lounge/diner, separate kitchen, sound proof garden room & shed & OFF STREET PARKING. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: C73 Exclusive to Maslen Estate Agents.

**Entrance Porch**

Double glazed door leading to the porch. Inner door leading to:

**Entrance Hall**

Stairs leading to first floor, laminate flooring, doors leading to:

**Living/Dining Room**

Double glazed, double aspect windows, radiator, laminate flooring.

**Kitchen/Breakfast Room**

Double glazed rear window & door leading to the garden. Matching wall & base units with work surfaces over, stainless steel sink with mixer tap & drainer, space for oven, space for fridge/freezer, space & plumbing for washing machine & dishwasher. Wall mounted gas central heating boiler.

**Bedroom**

Double glazed side aspect window. Storage cupboard. Radiator.

**Bedroom**

Double glazed front aspect window. Radiator.

**Bedroom**

Double glazed front aspect window. Radiator.

**Bathroom**

WC, pedestal wash hand basin with hot & cold taps, panelled bath with mixer tap & wall mounted shower attachment over, fully tiled walls, wooden floorboards, radiator, window to rear with frosted glass.

**Outside**

Garden to three sides. Bike storage shed. Rear shed with soundproofing as a music studio, decking, rockery and off road parking.

**Total approx floor area**

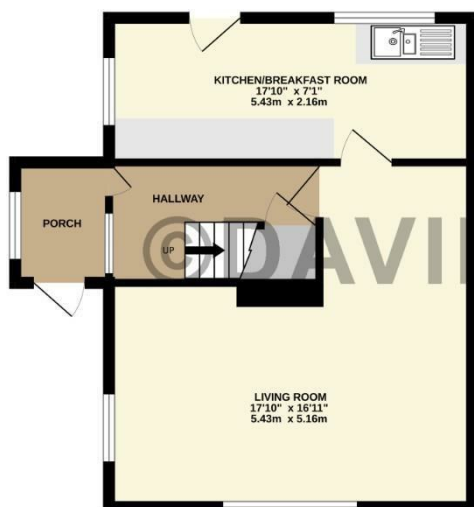
877 sq.ft. (81.4 sq.m.)

**Council tax band C**

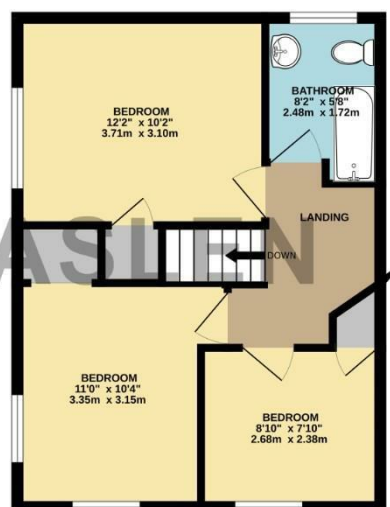
**V1**



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

### 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 (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

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

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